



CITY COUNCIL REGULAR MEETING AGENDA
Monday, September 18, 2017, 7:00 PM
City Hall, 616 NE 4th Avenue

NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.


I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the automated clearing house and claim checks as approved by the Finance Committee.
- B. Approve the minutes of the September 5, 2015, Camas City Council Meeting and the Workshop minutes of September 5, 2017.
 -  [September 5, 2017 Camas City Council Workshop Meeting Minutes - Draft](#)
 - [September 5, 2017 Camas City Council Regular Meeting Minutes - Draft](#)
- C. Authorize the write-off of the August 2017 Emergency Medical Services (EMS) billings in the amount of \$97,518.68. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
- D. Approve the Final Plat for the Hills at Round Lake Planned Residential Development (PRD), Phase 10
Details: A final plat for the Hills at Round Lake PRD, Phase 10 includes 30 single family lots. The development is located on NE Pioneer Drive, also described as tax parcel no.122997-000. Hills at Round Lake PRD is a 333-lot development, which received master plan approval on October 4, 2010, and includes 13 phases. (Submitted by Sarah Fox)

 [Staff Report Final Plat Approval of Phase 10](#)

[Hills at Round Lake Phase 10 Final Plat](#)

[Master Plan as Updated July 2017](#)

[Phasing Plan as Updated July 2017](#)

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements
- B. Mayor's Volunteer Spirit Award

 [September 2017 John & Judy Hazen](#)

VIII. MEETING ITEMS

- A. Public Hearing for Minor Amendments to Camas Municipal Code (CMC) Title 18 Zoning
Details: As part of a periodic code update, the proposed minor amendments to Title 18 Zoning of the CMC include updates to clarify sections that may have been challenging to administer since the last review update, new additions and corrections including typos. Planning Commission conducted a public hearing on June 20, 2017, and continued the hearing on July 18, 2017. The Commission forwarded a recommendation of approval to Council. Exhibit 1 contains the draft amendments consistent with the recommendations of the Commission. The current CMC is available online at the City's website. Staff provided an overview of the proposed amendments to Council at a workshop on September 5, 2017.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to approve amendments to Camas Municipal Code Title 18 Zoning. Further, staff recommends that Council direct the City Attorney to prepare an ordinance to be placed on the October 2, 2017 Agenda for Council's consideration.

 [Staff Report to Council](#)

[Exhibit 1 - Draft Title 18 Amendments](#)

[Exhibit 2 - Record of June 20th Public Hearing](#)

[Exhibit 3 - Record of July 18th Continued Public Hearing](#)

[Exhibit 4 - State Environmental Policy Act Determination](#)

[Amendments to Title 18 - Council Workshop Presentation](#)

- B. Public Hearing Green Mountain Park Development Agreement
Details: Conduct a public hearing to provide citizens an opportunity to give public testimony regarding a Development Agreement between CLB Washington Solutions LLC, Green Mountain Land LLC and the City of Camas related to the design, development and construction of a Neighborhood City Park within the Green Mountain Planned Development.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and consider the resolution prepared by the City Attorney.

 [Green Mountain Park Development Agreement](#)

[Exhibit A Legal Description](#)

[Exhibit B Depiction of Park and Improvements](#)

[Exhibit B Neighborhood Park Cost - Phase 1 & 2](#)

[Appraisal](#)

[Green Mountain Park Development Agreement Notice of Hearing](#)

- C. Resolution No. 17-013 Green Mountain Park Development Agreement
Details: A resolution approving a Development Agreement between the City of Camas and CLB Washington Solutions LLC and Green Mountain Land LLC.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to adopt Resolution No. 17-013.

 [Resolution No. 17-013 Approving Green Mountain Park Development Agreement](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT

Tuesday, September 5, 2017, 4:30 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Leona Langlois, Robert Maul, Shyla Nelson, Heather Rowley, Nick Swinhart, Connie Urquhart, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present

III. PUBLIC COMMENTS

No one from the public wished to speak.

IV. WORKSHOP TOPICS

A. Minor Amendments to Camas Municipal Code (CMC) Title 18 Zoning

Details: As part of a periodic code update, the proposed minor amendments to Title 18 Zoning of the Camas Municipal Code (CMC) include updates to clarify sections that may have been challenging to administer since the last review update, new additions and corrections including typos. Planning Commission conducted a public hearing on June 20, 2017, and continued the hearing on July 18, 2017. The Commission forwarded a recommendation of approval to Council. Exhibit 1 contains the draft amendments consistent with the recommendations of the Commission. The current CMC is available online at the City's website. Staff provided an overview of the proposed amendments to Council.

Presenter: Sarah Fox, Senior Planner

- ✎ [Staff Report to Council](#)
 - [Exhibit 1 - Draft Title 18 Amendments](#)
 - [Exhibit 2 - Record of June 20th Public Hearing](#)
 - [Exhibit 3 - Record of July 18th Continued Public Hearing](#)
 - [Exhibit 4 - State Environmental Policy Act Determination](#)
 - [Amendments to Title 18 - Council Workshop Presentation](#)

Fox reviewed the presentation and discussion ensued. A public hearing for this item will be placed on the September 18, 2017 Regular Council Meeting Agenda.

B. Community Development Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Phil Bourquin, Community Development Director

Bourquin stated that the Green Mountain Park Development Agreement will be placed on the September 18, 2017 Regular Council Meeting Agenda for Council's consideration, following a public hearing.

Bourquin commented about the volume of single family home permits issued to-date in 2017.

C. Fire Department Update

Details: Staff provided a brief update about recent fire department activity and discussed the possibility of a financial analysis, by Paul Lewis, for future partnership between East County Fire and Rescue (ECFR) and the Camas-Washougal Fire Department (CWFD).

Presenter: Nick Swinhart, Fire Chief

Swinhart summarized the recommendation for the financial feasibility study and discussion ensued.

Swinhart informed Council that the Interlocal Agreement (ILA) with East County Fire and Rescue (ECFR) will be due for renewal in November.

Swinhart updated Council about the Archer Mountain wildfire.

D. City of Camas 2017-2022 General Fund Forecast

Details: Staff presented the 2017-2022 General Fund Forecast to Council. The purpose of the forecast is to identify future expenditure needs and revenue challenges in order to proactively develop strategies. This exercise not only provides context for the budget season, it contributes to financial sustainability.

Presenter: Cathy Huber Nickerson, Finance Director

- ✎ [2017-2022 General Fund Forecast](#)
 - [2017-2022 General Fund Forecast Presentation](#)

Huber Nickerson reviewed the presentation and responded to questions from Council.

E. Public Works Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

Wall updated Council about the NW 6th Avenue/Norwood Street roundabout paving repairs, the Grand Ridge neighborhood parking and the North Shore Sewer Transmission project.

Wall commented about street lights.

F. Non-Represented Employees Salary Review and Recommendation

Details: The City of Camas retained HR Answers to prepare a salary study for City employees. The salary study was accepted on July 17, 2017, with direction from Council that additional analysis be completed for the non-represented positions using comparable Washington cities. The work has been completed and is attached. Staff discussed the additional work, answered questions and facilitated a discussion among the Council Members.

Presenter: Pete Capell, City Administrator

-  [Classification and Compensation Study Update](#)
- [City of Camas - Population/Assessed Valuation/Sales](#)
- [Tax Comparable Agency Data](#)
- [2017 Association of Washington Cities \(AWC\) Salary Data](#)
- [65th Percentile Spreadsheet](#)
- [2017 Comparable Cities for Administrative Services Director Position](#)
- [Recommended Salary Ranges](#)
- [Proposed 2017 City of Camas Grade Structure](#)
- [Forecasted 2018 General Fund Reserve](#)

Capell summarized the salary review and discussion ensued. A resolution will be placed on the October 2, 2017 Regular Meeting Agenda for Council's consideration.

G. City Administrator Miscellaneous Updates and Scheduling

Details: This is a placeholder for miscellaneous or scheduling items.

Presenter: Peter Capell, City Administrator

Capell initiated a discussion with Council regarding fireworks regulations.

Capell reported that City staff is working on requests relating to traffic speed on Pacific Rim Boulevard and bicycle helmet laws.

Capell stated that the Camas Farmers Market will be closed this week.

Capell informed Council that Hoops 360 is interested in holding the 2018 basketball tournament in Downtown Camas.

V. COUNCIL COMMENTS AND REPORTS

Hazen attended the Camas Library's Solar Eclipse viewing party and the Employee Appreciation Barbecue.

Chaney, Hogan, Anderson and Carter commented about the Downtown Camas Association's (DCA) Hidden Bronze Bird Tour.

Hogan inquired about the trees in the Downtown area. Steve Wall, Public Works Director, responded.

Mayor Higgins commented about Camas High School's football team.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

VII. ADJOURNMENT

The meeting adjourned at 6:29 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Tuesday, September 5, 2017, 7:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Heather Rowley, Nick Swinhart, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present

IV. PUBLIC COMMENTS

Gary Perman, 142 NE Whitney Street, Camas, commented about traffic.

V. CONSENT AGENDA

A. Approved the August 21, 2017 Camas City Council Regular Meeting minutes.

 [August 21, 2017 Camas City Council Regular Meeting Minutes - Draft](#)

B. Approved automated clearing house and claim checks numbered 134192 to 134301 in the amount of \$358,606.29. Approved automated clearing house, direct deposit and payroll checks numbered 7446 to 7478 and payroll accounts payable checks numbered 134178 through 134191 in the amount of \$1,827,253.06. Approved electronic payments for the month of August in the amount of \$74,460.37.

C. Authorized the Mayor to approve Amendment 1 with CH2M Inc. to provide additional consultant services under the existing contract for Wastewater Local Limits Development in the amount of \$110,855.00 with an optional \$10,000.00 for additional industrial coordination services for a total of \$110,855.00. (Submitted by Sam Adams)

 [CH2M Inc Agreement - Local Limits Development](#)

D. Authorized the Final Pay Estimate to McDonald Excavating, Inc. for the Lacamas Lane Landslide Improvements Project in the amount of \$4,750.00 and accepted the project

as complete. This project was financed by Federal Emergency Management Agency (FEMA) and the Storm Water fund. The total contract amount paid to McDonald Excavating, Inc. is \$227,746.97, which is \$53,000.00 less than the original bid. (Submitted by James Carothers)

 [Final Pay Estimate for Lacamas Lane Landslide Repair](#)

It was moved by Council Member Carter, seconded by Council Member Smith, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

A. Staff

There were no comments from staff.

B. Council

Turk summarized the complimentary phone calls she received about City staff. She commented about Parks and Recreation's Concerts in the Park and Movies in the Park.

Chaney commented about tuition reimbursement.

VII. MAYOR

A. Announcements

Mayor Higgins commented about the Camas High School football team.

B. Suicide Prevention Month Proclamation

 [Suicide Prevention Month Proclamation](#)

Mayor Higgins proclaimed September 2017, as Suicide Prevention Month.

VIII. PUBLIC COMMENTS

No one from the public wished to speak.

IX. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.



STAFF REPORT

FINAL PLAT FOR HILLS AT ROUND LAKE PRD, PHASE 10

FILE NO. FP16-11

Associated File Numbers: SUB05-16; SUB11-01; MinMod17-05 (Phs. 12 & 13); MinMod16-03; MinMod15-07; MISC15-02; MinMod14-03; MinMod12-08; FP13-03 (Phs. 1, 2, 3); FP14-07 (Ph. 4); FP16-05 (Ph. 5); FP15-02 (Ph. 6); FP15-03 (Ph. 7); FP17-01 (pending for Phases 8 & 11); FP16-10 (pending Ph. 9); FP17-02 (pending for Phases 12 & 13); and BLA13-02 through BLA13-08

TO: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner

DATE: September 11, 2017

LOCATION: The development is located west of NE Woodburn Drive and is along NE Pioneer Street. The project can also be described as Tax assessor #122997-000, and NW ¼ of Section 1, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

OWNER: Hills at Round Lake, LLC
P.O. Box 87970
Vancouver, WA 98687

APPLICABLE LAW: The application was submitted October 28, 2016, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION	
Total Area: 4.83 acres	Recreational open space: 0.03 acres. There is a public trail easement that crosses through Tract K
Lots: 30 single-family lots	Storm Pond: Shared facility is located offsite at Tract A of Phase 4
Critical Areas: None in this phase	

SUMMARY

The Hills at Round Lake is a 333 lot planned residential development, which received master plan approval on October 4, 2010. The master plan included 13 phases; whereas the preliminary plan had seven. The request is for final plat approval for Phase 10, which was originally part of “Pod C” and “Pod B2” on the Master Plan.

This staff report addresses the requirements for final plat approval. Staff found that the applicant met the requirements in accordance with CMC§17.21.060. Lot numbers and street names within the conditions of the preliminary approval of SUB05-16 differ from the Phase 10 final plat due to subsequent modifications. Where these occurred, staff made note of the changes.

CONDITIONS OF APPROVAL (SUB05-16)	FINDINGS
1. Stormwater treatment including nutrient control and detention facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Final calculations are on file.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	In compliance for Phase 10
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	In compliance for Phase 10
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Signs, lights, and striping are installed
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer’s estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Fee was paid as required.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans

<p>7. A homeowner’s association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.’s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.’s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City’s right of way (if applicable).</p>	<p>Homeowner CC&R’s indicate that Phase 4 will annex Phase 10</p>
<p>8. Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.</p>	<p>Will comply</p>
<p>9. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.</p>	<p>Will comply</p>
<p>10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.</p>	<p>In compliance for Phase 10</p>
<p>PLANNING</p>	
<p>11. A final master plan shall be approved prior to final plat approval of any phase. The final master plan shall include lot design and layout of all proposed “Pods” and all other conditions as required for approval pursuant to Chapter 18.23 and Chapter 17.13 CMC.</p>	<p>Approved on October 4, 2010 and has been superseded by a master plan dated July 27, 2017</p>
<p>12. The sequencing of the proposed phases is not approved with this preliminary master plan. The sequence of the phasing plan shall be approved with the final master plan with the exception of the school site, which is approved as part of phase one.</p>	<p>Approved with 13 phases on October 4, 2010</p>
<p>13. Sales Offices: The applicant is permitted to operate one sales office in a model home and/or trailer per phase.</p>	<p>There were seven phases with the preliminary approval and now there are 13 phases.</p>
<p>a. There are seven proposed locations that shall be allowed placement of a sales office and/or model home.</p>	<p>This condition is inconsistent with the previous condition.</p>

<p>b. Occupancy of a unit as sales office shall expire 18 months from the date of building permit issuance for said sales office, unless prior to this date the applicant provides a written request to the Community Development Director for an extension. The Community Development director may grant a one-time reasonable extension not to exceed one year upon a showing that more than 10 lots remain unsold in the phase in which the sales office is located. A written request for an extension shall be submitted prior to the expiration date. In no case will additional extensions be granted...(Refer to decision for full text of this condition.)</p>	<p>Will comply if sales office is requested.</p>
<p>14. Lots adjacent to the Type II Stream shall maintain the 50-foot buffer as established in the Development Agreement (#4017467).</p>	<p>Phase 10 is not adjacent to the stream.</p>
<p>15. The applicant shall revise lots adjacent to the Class III wetlands to maintain a 50-foot buffer and as established in the Development Agreement (#4017467).</p>	<p>In compliance for previous phases</p>
<p>16. Multi-family housing and single-family attached housing (Pod C) shall be subject to Design Review approval prior to issuance of building permits.</p>	<p>Phase 10 is a portion of Pod C and the lots are all single-family <u>detached</u>.</p>
<p>17. The applicant shall be required to provide final landscape plans acceptable to the City prior to final engineering approval of each phase. An acceptable plan for tot lots to include a play structure and picnic tables, or approved equivalent. The tot lots and recreational open space trails shall be installed prior to final plat approval of each phase.</p>	<p>Trail has been installed across Tract K that connects to NE Woodburn Drive</p>
<p>18. Prior to final plat approval of each phase, a wall of acceptable height and materials (6-foot block or concrete) or other combinations of landscaping, walls and/or fencing acceptable to the City, will be installed along the Trillium Drive and NE 35th Avenue to provide privacy and security to the residence, and uniformity in design as proposed by this application. Final landscaping and wall/fence plans shall be included with engineering plans of each phase.</p>	<p>Trillium Drive is currently named Woodburn Drive. Landscaping and fencing were provided on the approved construction drawings.</p>
<p>19. The applicant shall revise lots 19-22 of "A4", lots 1-7 of "A2", and lots 28-30 of "A2" to provide a minimum landscaped buffer of 10-feet to include fencing or wall in uniformity with the master plan.</p>	<p>Does not apply given that Phase 10 is part of Pod C</p>
<p>ENGINEERING</p>	

<p>20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: “A1” lots 1-5; “A3” lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; “A4” lots 5, 30-32, 38-42 and 47; “B1” lots 4-6; “B2” lots 17, 18, 21-23, 28, 29 and 90-93.</p>	<p>Does not apply to this phase</p>
<p>21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.</p>	<p>Installed and approved.</p>
<p>22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.</p>	<p>Does not apply to this phase</p>
<p>23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).</p>	<p>Does not apply to this phase</p>
<p>24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.</p>	<p>Off-street parking is provided at Tract J, see plat note #1.</p>
<p>25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave. north to the development site shall be upsized for this development and for future area capacity as determined in said memorandum.... (Refer to decision for full text of this condition.)</p>	<p>Off-site water improvements are complete. This criterion is satisfied for all phases.</p>
<p>26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue. The applicant has proposed a temporary access point (refer to Exhibits 26 and 28) from the development to SE 283rd that is aligned 220 feet south of SE 23rd Street. Full ingress and ... (Refer to decision for full text of this condition.)</p>	<p>Roadway constructed during prior phases</p>

<p>27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.</p>	<p>Constructed during prior phases</p>
<p>28. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.</p>	<p>In compliance for Phase 10</p>
<p>29. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity <i>[Removed from this report for brevity.]</i></p>	<p>In compliance for Phase 10</p>
<p>30. SEPA mitigation measures (Refer to decision for full text of these measures)</p>	<p>In compliance for Phase 10</p>
<p>CONDITIONS OF APPROVAL OF SUB11-01*</p>	<p>Included only the conditions that differed from SUB05-16</p>
<p>8. Installation of automatic fire sprinkler systems that comply with NFPA 13D or 13R will be required in all new dwellings. A note to this effect shall be placed on the face of the final plat.</p>	<p>Refer to Plat Note #5</p>
<p>9. An address monument acceptable to the Fire Marshal shall be placed at each private access tract (five in total) serving lots 20-22, 42 & 43, 54 & 55, 58-61 and 62-64 where the access tract leaves the public street. The address monuments shall be placed prior to issuance of final occupancy by the Building Department.</p>	<p>There are not any private access tracts in this phase.</p>
<p>12. The applicant shall revise the preliminary plat development standards table to remove the provisions for alley setbacks at the Rear Yard standard.</p>	<p>Development standards table on plat drawing complies</p>

* The conditions of approval for SUB11-01 are substantially similar to the conditions of the original PRD approval. Staff noted where substantive differences occur. Refer to decisions if there is a discrepancy or error found in this report.

13. Pod 'C' permits both attached and detached housing development. The preliminary plat shall be revised to expressly allow zero or four foot side lot setbacks between lots to clarify this option and to avoid conflicts with CMC§18.09.040 Table 2 (note 2).	Development standards table on plat drawing complies
14. The applicant shall install recreational trails and directional signage prior to final acceptance of each phase. Signs directing residents to trails shall be installed near intersections with private and public roadways.	Trail signs are bonded and will be installed prior to final acceptance.
16. The applicant shall install a sign at each overflow parking area prior to final acceptance, which identifies the overflow parking lot is for temporary parking and note the HOA responsibilities.	Overflow parking signs are bonded and will be installed prior to final acceptance.
17. The final plat notes for each phase shall include the required notes from SUB05-16, Condition #32, additional notes as required per this decision and those required per CMC §17.01.050 – Survey Content.	Plat notes are in compliance
CONDITIONS OF APPROVAL OF MINMOD12-08	
1. The applicant shall record the boundary line adjustments as approved with the Clark County auditor's office, and return a copy of the recorded documents to the city.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing with the adjusted open space at Tract B, the revised northern property boundary, and reorder the Tracts accordingly (due to the loss of Tract "F").	Approved plan was superseded with the version approved with MinMod17-05.
3. This consolidated decision shall expire in one year if the approved boundary line adjustments are not recorded, in accordance with CMC§17.07.060.	Conditions were met and permit did not expire.
CONDITIONS OF APPROVAL OF MINMOD14-03	
1. The applicant shall provide one pedestrian path between Lots 188 and 176 in lieu of the alignment between Lots 149 and 163. For clarity, all trails/paths shall be shown on the revised Master Plan drawings, and site construction drawings.	The referenced trail is provided through Tract K of this phase. Revised Master Plan is in compliance

2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within one year of the date of issuance of this decision; otherwise this decision shall be void.	Revised Master Plan was received on April 3, 2015. Condition was satisfied.
CONDITIONS OF APPROVAL MINMOD15-07	
1. Street trees shall be installed at the time of sidewalk installation and shall be inspected at the time of the sidewalk inspections.	Will comply
2. The developer/owner shall complete all required street tree planting within three years of the final plat recording date.	Will comply
CONDITIONS OF APPROVAL OF MINMOD16-03	
<p>1. The applicant shall revise the phasing plan to include Tract R in one of the phases that has yet to receive final plat approval.</p> <p>2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within six months of the date of issuance of this decision; otherwise this decision shall be void.</p>	<p>This decision affects Phases 8, 9, and 10.</p> <p>In compliance.</p> <p>Tract "R" is now within Phase 13.</p> <p>A revised master plan drawing was received consistent with these conditions. Approved plan was superseded with the version approved with MinMod17-05.</p>

FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

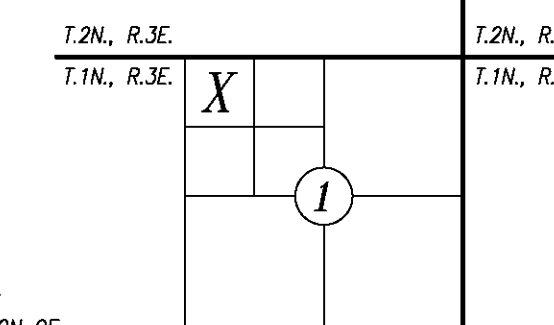
Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

RECOMMENDATION

Staff recommends that Council **APPROVE** the final plat of the Hills at Round Lake PRD, Phase 10 (file #FP16-11) as submitted.

THE HILLS AT ROUND LAKE PHASE 10

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4
SEC. 1, T 1 N, R 3 E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#05-16
(PODS "B2" AND "C" OF THE HILLS AT ROUND LAKE PRD)
JULY 2017



CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;
ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE _____ OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

THE HILLS AT ROUND LAKE - PHASE 10

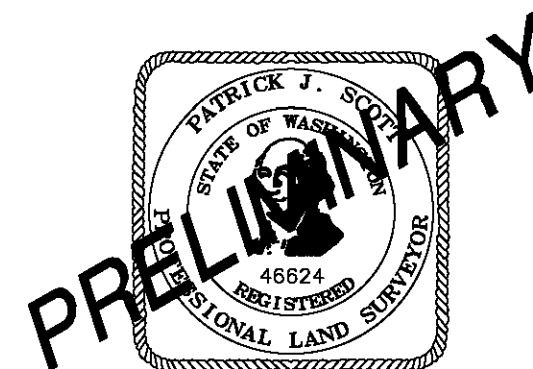
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

PATRICK J. SCOTT DATE _____ PROFESSIONAL LAND SURVEYOR NO. 46624



06/29/2017

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2017.

AUDITORS FILE NO. _____ BOOK OF PLATS _____ AT PAGE _____

POSITION OF 3/4" IRON PIPE SET DURING PREVIOUS SURVEY OF LACAMAS SUMMIT (BK. 310, PG. 775) SEE L.C.R. BK. 12, PG. 62 SW FENCE CORNER IS ±0.3' NORTH

LOT 2, SP. 2-525 PN 17844-005 CLARK COUNTY CITY OF CAMAS

720.53' NE. WOODBURN DR.

7A 36 PN 17841-000

CLARK COUNTY CITY OF CAMAS

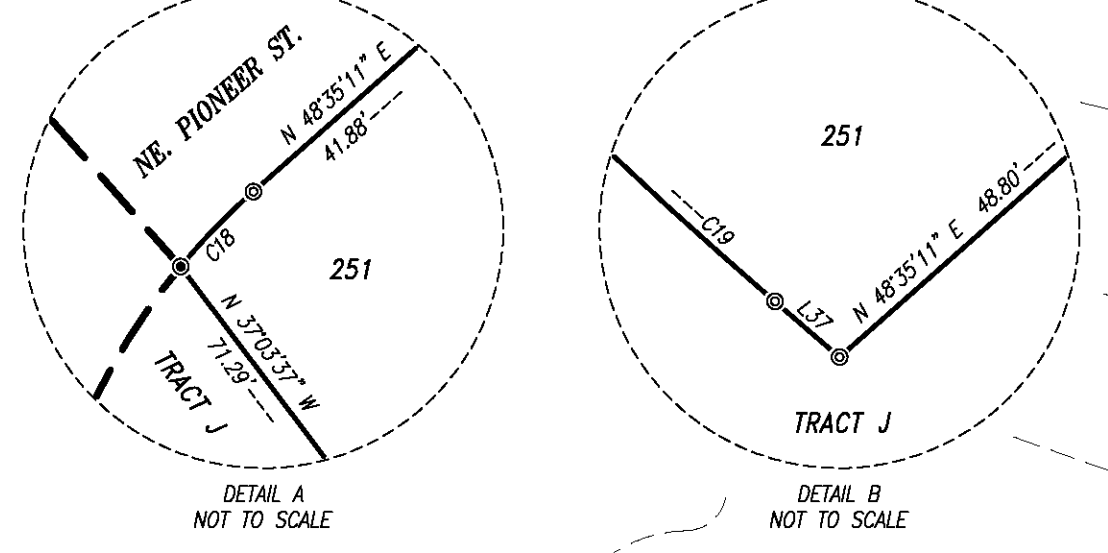
CALCULATED SINGLE PROPORTION POSITION OF QUARTER CORNER SEE L.C.R. BK. 12, PG. 17

FOUND 1" IRON BAR DURING PREVIOUS SURVEY (BK. 10, PG. 96) SEE L.C.R. BK. 5, PG. 137, BK. 11, PG. 125, AND BK. 12, PG. 35

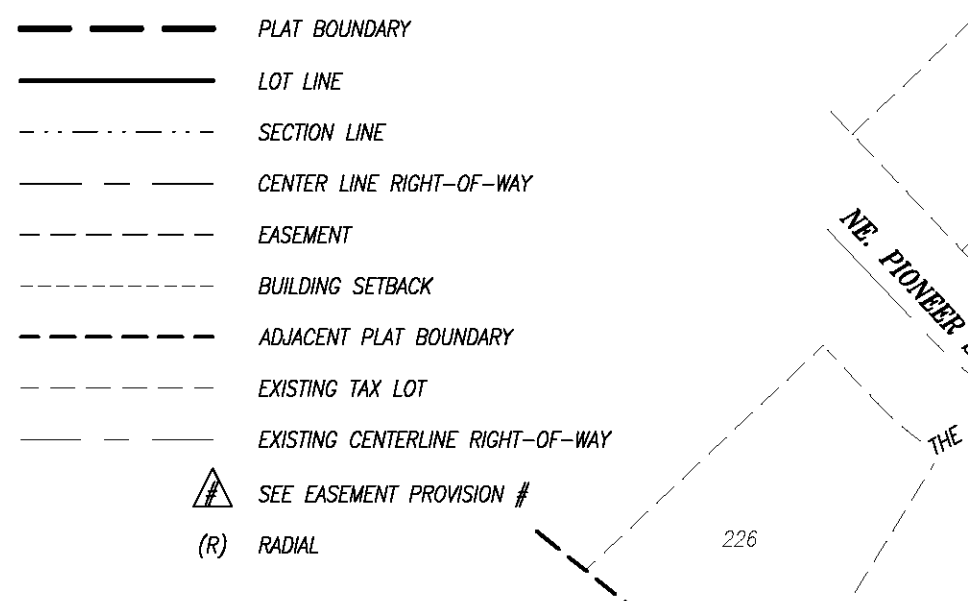
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N 44°44'34" W	6.33	C1	12°09'02"	70.00'	14.84'
L2	N 28°45'40" E	43.04'	C2	78°39'27"	13.00'	17.39'
L3	N 24°25'21" E	43.07'	C3	4°17'53"	624.00'	46.81'
L4	N 19°51'23" E	43.05'	C4	89°01'52"	13.00'	20.20'
L5	N 15°13'31" E	42.49'	C5	98°18'45"	13.00'	22.31'
L6	N 11°04'10" E	43.60'	C6	4°37'06"	624.00'	30.30'
L7	N 08°29'21" E	42.75'	C7	67°15'10"	44.00'	51.65'
L8	N 01°38'10" E	46.42'	C8	2°46'58"	300.00'	14.57'
L9	N 00°44'20" E	49.54'	C9	11°05'32"	74.00'	14.33'
L10	N 08°08'05" E	40.64'	C10	5°38'42"	126.00'	12.41'
L11	N 89°15'40" W	79.89'	C11	15°53'10"	126.00'	34.94'
L12	N 86°38'28" W	28.51'	C12	7°54'10"	126.00'	17.38'
L13	N 77°14'01" W	68.55'	C13	72°44'35"	13.00'	16.90'
L14	N 63°43'57" W	67.81'	C14	9°45'52"	96.00'	16.36'
L15	N 50°22'33" W	67.10'	C15	65°13'56"	13.00'	14.80'
L16	N 46°16'02" E	10.00'	C16	15°27'49"	96.00'	25.91'
L17	N 07°11'58" E	34.82'	C17	3°09'24"	676.00'	37.24'
L18	N 08°02'01" E	44.01'	C18	8°59'20"	13.00'	2.04'
L19	N 11°29'18" E	40.13'	C19	12°09'02"	60.00'	12.72'
L20	N 14°32'04" E	44.02'	C20	67°15'10"	70.00'	82.16'
L21	N 17°45'21" E	44.02'	C21	32°29'05"	70.00'	36.69'
L22	N 20°58'38" E	44.02'	C22	34°48'05"	70.00'	42.48'
L23	N 24°11'53" E	44.02'	C23	7°39'58"	100.00'	13.35'
L24	N 27°25'11" E	44.02'	C24	0°58'44"	624.00'	10.66'
L25	N 30°38'28" E	44.02'				
L26	N 33°51'27" E	44.00'				
L27	N 37°04'34" E	48.03'				
L28	N 40°17'28" E	44.00'				
L29	N 43°30'12" E	36.71'				
L30	N 46°42'39" E	12.96'				
L31	N 49°55'11" E	30.42'				
L32	N 53°07'43" E	30.42'				
L33	N 56°20'15" E	57.10'				
L34	N 59°32'47" E	71.7'				
L35	N 62°45'12" E	12.29'				
L36	N 65°57'44" E	49.49'				
L37	N 69°10'16" E	1.07'				
L38	N 72°22'48" E	51.52'				
L39	N 75°35'20" E	43.54'				
L40	N 78°47'52" E	41.58'				

DEVELOPMENT STANDARDS TABLE		
THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY LOTS 243-250	MULTI-FAMILY LOTS 251-267
MINIMUM LOT WIDTH	42'	25'
MINIMUM LOT DEPTH	80'	65'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	35'	25'
MAXIMUM BUILDING HEIGHT	25'	45'
MAXIMUM BUILDING COVERAGE	55%	65%

MINIMUM SETBACKS		
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'	10'
GARAGE SETBACK FROM R.O.W.	18'	18'
SIDE YARD	4'	4' UNATTACHED SIDE
REAR YARD	10'	10'
CORNER LOT FRONT YARD	12'	20'
CORNER LOT STREET SIDE YARD	10'	10'
CORNER LOT REAR YARD	5'	5'



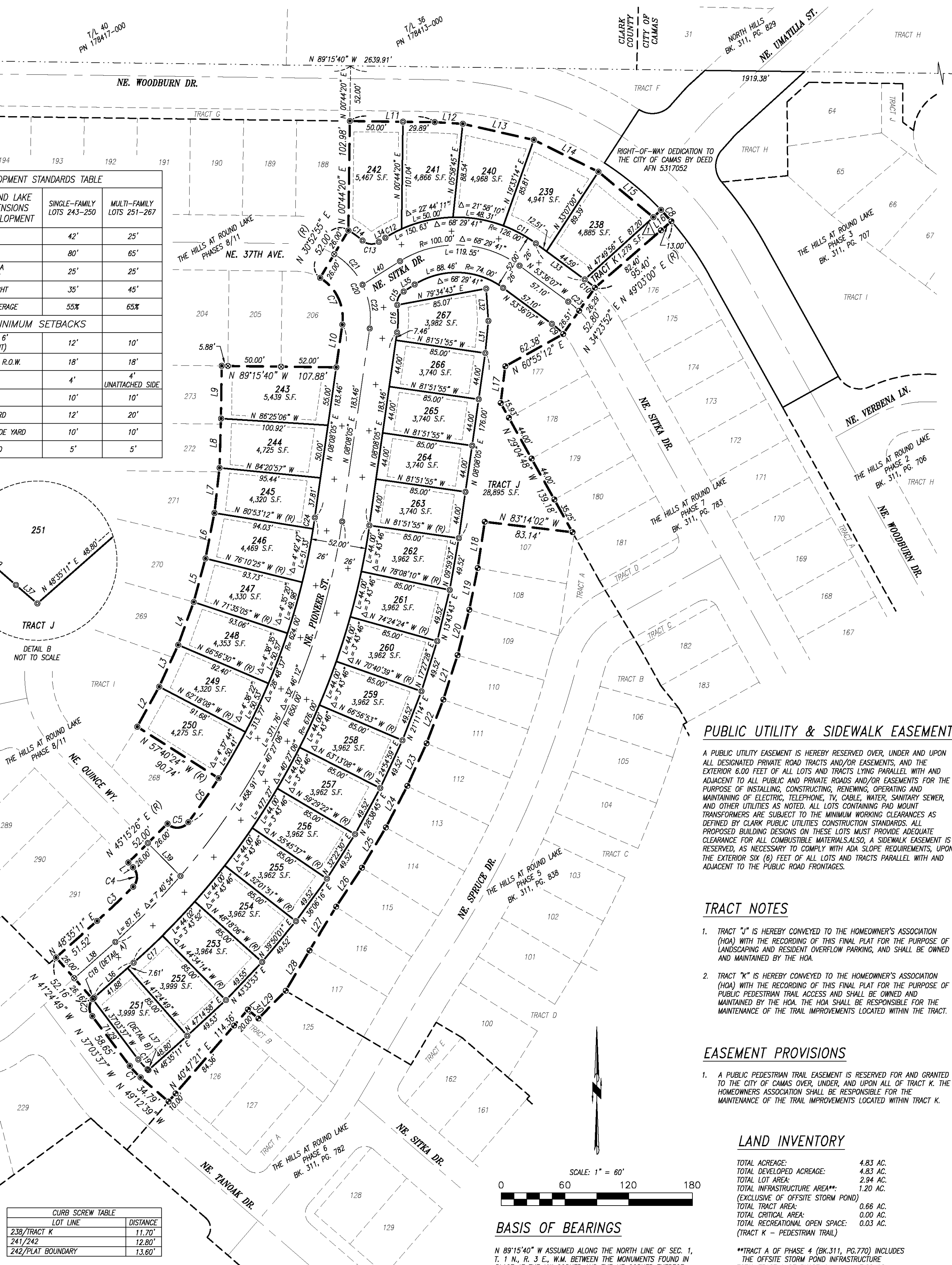
- LEGEND**
- SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
 - 1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 17886" SET DURING PREVIOUS OLSON ENGINEERING PLAT SURVEY FOR THE HILLS AT ROUND LAKE PHASES 5, 6, AND 7
 - + BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CURB ON PROJECTION OF THE LOT LINE 11.50' FROM THE FRONT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE, TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT (SYMBOLS SHOWN ARE NOT TO SCALE)
 - 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
 - 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" AS SHOWN ON THE FINAL PLATS FOR HILLS AT ROUND LAKE PHASES 8/11 AND 9 TO BE SET AFTER THE RECORDING OF SAID FINAL PLATS



CURB SCREW TABLE	LOT LINE	DISTANCE
238/TRACT K		11.70'
241/242		12.80'
242/PLAT BOUNDARY		13.60'

FOUND 1" IRON PIPE W/INSET Y.P.C. STAMPED "ANDY 21581" DURING PREVIOUS SURVEY (BK. 49, PG. 125) SEE L.C.R. BK. 13, PG. 244/248

THE HILLS AT ROUND LAKE FUTURE PHASE



CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CODES, COVENANTS & RESTRICTIONS (C.C.&R.'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM POND FACILITY LOCATED WITHIN TRACT A OF THE HILLS AT ROUND LAKE PHASE 4 (BK. 311, PG. 770).
- NO FURTHER SHORT PLATING OR SUBDIVISION OF ANY LOT OR TRACT WILL BE PERMITTED.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE IMPACT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 130 STANDARD ARE REQUIRED IN ALL STRUCTURES.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
- THE HOA SHALL MONITOR AND MAINTAIN THE NATURAL AND SENSITIVE OPEN SPACE AREAS THAT ARE WITHIN THIS DEVELOPMENT AND AT THE INTERFACE OF LOTS THAT ARE DIRECTLY ADJACENT TO LACAMAS LAKE REGIONAL PARK. THE HOA C.C.&R.'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO THESE AREAS AND BE RESPONSIBLE FOR RESULTING MITIGATION. THE HOA SHALL ALSO OWN AND MAINTAIN TOT LOTS.
- NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNER'S.
- ALL LOTS SHALL COMPLY WITH DEVELOPMENT STANDARDS AS SPECIFIED BY THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.

SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELDON (BK. 43, PG. 13)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 BY OLSON ENGR., INC. (BK. 311, PG. 705)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 4 BY OLSON ENGR., INC. (BK. 311, PG. 770)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 5 BY OLSON ENGR., INC. (BK. 311, PG. 838)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 6 BY OLSON ENGR., INC. (BK. 311, PG. 782)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 7 BY OLSON ENGR., INC. (BK. 311, PG. 783)
- PLAT OF NORTH HILLS BY OLSON ENGR., INC. (BK. 311, PG. 828)

DEED REFERENCES

- GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AF#: 4747795 D
DATE: 03/03/2011
- GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: LENNAR NORTHWEST, INC.
AF#: 4987684 D
DATE: 06/28/2013
- GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AF#: 4987683 B.A
DATE: 06/28/2013

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S7) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

PUBLIC UTILITY & SIDEWALK EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND/OR EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.

TRACT NOTES

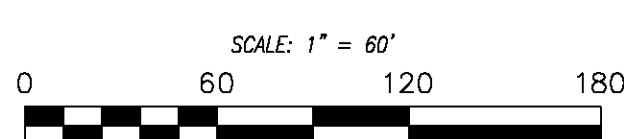
- TRACT "J" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND RESIDENT OVERFLOW PARKING, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "K" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PUBLIC PEDESTRIAN TRAIL ACCESS AND SHALL BE OWNED AND MAINTAINED BY THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL IMPROVEMENTS LOCATED WITHIN TRACT K.

EASEMENT PROVISIONS

- A PUBLIC PEDESTRIAN TRAIL EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACT K. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL IMPROVEMENTS LOCATED WITHIN TRACT K.

LAND INVENTORY

TOTAL ACRES:	4.83 AC.
TOTAL DEVELOPED ACRES:	4.83 AC.
TOTAL LOT AREA:	2.84 AC.
TOTAL INFRASTRUCTURE AREA**:	1.20 AC.
TOTAL TRACT AREA:	0.66 AC.
(EXCLUSIVE OF OFFSITE STORM POND)	
TOTAL CRITICAL AREA:	0.00 AC.
TOTAL RECREATIONAL OPEN SPACE:	0.03 AC.
(TRACT K - PEDESTRIAN TRAIL)	
**TRACT A OF PHASE 4 (BK. 311, PG. 770) INCLUDES THE OFFSITE STORM POND INFRASTRUCTURE	
TOTAL TRACT A OF PHASE 4:	7.02 AC.



BASIS OF BEARINGS

N 89°15'40" W ASSUMED ALONG THE NORTH LINE OF SEC. 1, T. 1 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLAT A IN THE NW CORNER AND THE NE CORNER THEREOF

Mayor's
VOLUNTEER SPIRIT AWARD

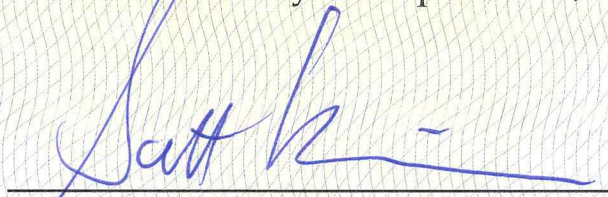
in the City of Camas, presented to

JOHN & JUDY HAZEN

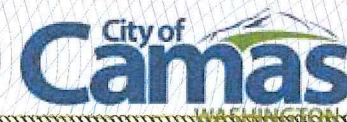
For their exceptional dedication as the hosts at Fallen Leaf Park during the last three summer seasons. They represented Camas in the best possible way with their genuine friendliness and by consistently going out of their way to help all park users and staff. Their tireless efforts have ensured that the park is maintained during the season for all to enjoy.

Dated this 18th day of September, 2017





Scott Higgins, Mayor





STAFF REPORT
MINOR AMENDMENTS TO TITLE 18 ZONING
CAMAS MUNICIPAL CODE

File# MC17-02

To: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner on behalf of the Planning Commission

DATE: September 11, 2017

NOTICES: The Department of Commerce acknowledged receipt of the proposed amendments on August 3, 2017 (Material ID #23932). A State Environmental Policy Act (SEPA) determination of non-significance for a non-project actions will be published on August 31 and September 7, 2017 with a comment period ending on September 14, 2017. Published in the Camas Post Record on September 7, 2017 (Legal publication #590142) online and at other public viewing locations throughout the city.

Summary

As part of our periodic code update, the proposed minor amendments to Title 18 Zoning of the Camas Municipal Code (CMC) include updates to clarify sections that may have been challenging to administer since the past review cycle, new additions and corrections or typos.

Staff developed a schedule to amend Title 18 in two parts, to include setting aside some chapters from this year's review, in order to develop them more fully in committees before moving them forward for adoption. The first round of amendments is focused in the following Chapters:

- 18.03 Definitions
- 18.05 Zoning Map
- 18.07 Use Authorization
- 18.09 Density & Dimensions
- 18.11 Parking
- 18.13 Landscaping
- 18.17 Supplemental Development Standards
- 18.26 Flexible Development
- 18.51 Comprehensive Plan and Zoning Amendments

The proposed CMC amendments are provided at Exhibit 1 with mark-ups and staff comments in the margins.

The following is a brief description of the proposed amendments within the following chapters of Title 18:

18.03 Definitions

There has been a rising interest for the establishment of food carts in Camas, and staff has responded to dozens of phone calls over the past few years. The proposed changes to the definition for food carts provides a little more clarity as to where a food cart is allowed to be located (e.g. private property versus public streets).

Also, staff received a request from a local business owner, Shawn High, to open the dialogue in regard to the city's policies for dog training and dog boarding. At present, this use is not outright allowed in any zone. A conditional use permit is required in Regional Commercial (RC) and Business Park (BP) Zones. A new definition for dog boarding and training is proposed, with a corresponding change to the permitted zones. In response to the discussion before the Commission on this item, Staff modified both the proposed definition, and the permit process. The proposal is to allow boarding outright in RC, BP, LI and HI zones if entirely indoors, and require a conditional use permit if any boarding were to occur outdoors (Refer to new Footnote 11).

The definition of "Developed Acreage" was amended to include the term "net", which corresponds to proposals within the density and dimension tables of Chapter 18.09 and will be consistent with the county's buildable lands reporting.

There are proposals to remove several figures within the "Definitions for development terms" section, (18.03.040), due to the fact that they are difficult to read, or they conflict with other text in CMC. The image for Irregular Lots at Figure 18.03-6 will be replaced with a more accurate version, while Figure 18.03-8 (1 of 2) will be repealed.

18.05 Zoning Map

The proposed amendments to this chapter include adding a process for the public to propose zoning code text amendments. The amendments include removing zoning and comprehensive plan designations from the table at Section 18.05.020 – Districts designated, which were repealed during the Camas 2035 Comprehensive Plan update in 2016.

18.07 Use Authorization

The Residential and Multifamily Zone table at Section 18.07.040, includes two modifications---adding an incidental use for animal training and distinguishing "duplex" from other "single family attached" uses.

The Commercial and Industrial table at Section 18.07.030 includes amendments to the following land uses:

Commercial and Industrial Land Uses	Staff Notes
Animal kennel, commercial boarding	To allow the use as "P" in RC, BP, LI, and HI zones
Remove "cart vendors"	The use is undefined and easily confused with "food carts"

Remove "video rental store"	The term "video" is outdated.
Amend title of "Food delivery"	Include the title of "Food Cart"
Repeal duplicative set of Residential Uses	There are two sets of residential uses in the table, which was an inadvertent error when MXPDP amendments were made.

18.09 Density and Dimensions

Commercial and Industrial Zones. Staff proposes to eliminate Footnote 1 from Table 1, 18.09.030 for Commercial and Industrial Zones, as it states that there isn't a limit. The footnote will be repealed, and the standard of "none" will be added to the body of the table.

Also within this table, staff proposed setbacks similar to residential setbacks within the Mixed Use (MX) zone given that both areas of the city that are zoned MX are primarily developed residentially. The current lack of setback standards might detrimentally effect an adjacent residential property if a new commercial structure were built with a zero lot line, and no limits to lot coverage. The development of design standards for the Mixed Use Zone and corresponding chapter (Chapter 18.24) will be the subject of future focused work by staff in coordination with the city's Design Review Committee. For these reasons, the proposed amendments are considered more of a placeholder.

Single Family Zones. Changes to this table include removing zones that were repealed during the comprehensive plan update last year. It also proposes creating two tables given that setbacks are based on lot sizes, not zones. The layout of the current table, is confusing to most, as it appears to line up with the columns for zones.

Staff is also proposing to amend the density standards to correspond with buildable lands data, as it is calculated by net buildable acreage, not gross acreage. This may also assist those that are contemplating development of their properties to begin with a more realistic number of new lots.

Multi Family Zones. The amendments to this table relate to those changes adopted with Title 17 in relation to building envelopes being a minimum size of 20 feet by 40 feet. There isn't a maximum lot size in this zone as multifamily developments include apartments and other such large structures.

The Commission was also supportive of a proposed amendment to the height standard for new buildings in multifamily zoning (MF-18) as proposed by Melanie Poe (Attachment 8, Exhibit 2 from the June 20th Public Hearing). This amendment is included as recommended by the Commission.

18.11 Parking

The proposed amendments to this chapter will satisfy a recurring question that staff responds to in reference to the size of parking stalls.

18.13 Landscaping

The specifics as to the distance of planting a tree when there is an overhead power line are based on industry best practices. These details and other similar planting details are typically not shown on the preliminary land use drawings, and are refined later with the final plat or final civil engineering submittals. The zoning regulation should state the

requirements for including a street tree or other landscaping in the site plan, but the specific species, depth of planting, or spacing should be in the engineering manual. For these reasons, the standards that are proposed to be repealed from this chapter are already (appropriately) found within the Camas Design Standards Manual.

The other proposed modification to this chapter is to add back the landscape buffering standards that were within the city's (*now repealed*) Mixed Use Planned Development ordinance. As landscaping is primarily a requirement for commercial and industrial developments, a clear standard as to the type of landscaping that is expected when the development abuts a dissimilar use or zone is needed at the early planning stages.

18.17 Supplemental Development Standards

The graphics for fencing and retaining walls have been reproduced countless times from the original adoption, and are now at a point that they are almost illegible. There was also repetition throughout this section in regard to the height and dimensions of walls, along with confusing language regarding how they are measured. The graphics and text are a hybrid, of Clark County and City codes.

18.26 Flexible Development

The modification is to update a citation in regard to the multifamily standards.

18.51 Comprehensive Plan and Zoning Amendments

The proposed changes to this chapter include changing the title, and adding a process for zoning code text amendments. There are also several sections that will be repealed to eliminate redundancy.

Recommendation

Staff recommends that Council conduct a public hearing, accept testimony, deliberate, and make a motion to approve the amendments to Title 18 Zoning. Further, Staff recommends that Council direct the City Attorney to prepare an ordinance for adoption.

DRAFT AMENDMENTS TO TITLE 18 – ZONING

Chapter 18.03 - DEFINITIONS	1
Chapter 18.05 - ZONING MAP AND DISTRICTS.....	3
Chapter 18.07 - USE AUTHORIZATION	5
Chapter 18.09 - DENSITY AND DIMENSIONS.....	13
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Note to reader: The following proposed amendments are shown as underlined or strike-through ~~text~~. A double underlined phrase indicates that it has been moved to another section of the code, rather than deleted. The full content of each chapter is not included, which means that if changes are not shown in this document then they are not intended. All changes were recommended to be forwarded to Council by the Planning Commission, with the exception of additional changes proposed by Staff at pages 15 and 25. See side bar notes on those pages.

Chapter 18.03 - DEFINITIONS

18.03.030 - Definitions for land uses.

For the purposes of this title, the following definitions shall apply:

"Food carts/ food trucks / food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer, rather than a site-specific building. Restaurants or fast food restaurants with in a fixed authorized location permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

"Kennel / commercial/ boarding"- (primary use) means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels / boarding must be entirely indoors, unless otherwise approved with a Type III permit.

Kennel / boarding (incidental use) means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 - Public disturbance noises.

"Video rental store" means an establishment engaged primarily in the business of renting video cassettes, DVD's and games:

Commented [LH1]: Video rental stores are a thing of the past and should be removed.

18.03.040 - Definitions for development terms.

As used in this title:

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas. Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.

Commented [SF2]: Net acreage is a more widely used term, although they are interchangeable. The use of the term "net" instead of "developed" is being proposed within the dimension tables.

"Lot line" means the property line bounding a lot.

Lot Line, Front. "Front lot line" means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley. See Figure 18.03-8.

Commented [LH3]: This figure should be repealed as it is too confusing.

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an ~~triangular or~~ irregular shaped lot, a line ten feet in length within the lot parallel to and ~~at the maximum distance most distant~~ from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figures 18.03-6 and 18.03-8.

Commented [SF4]: This figure should be repealed and replaced due to inconsistent elements of the figure (e.g. lot lines not at right angles).

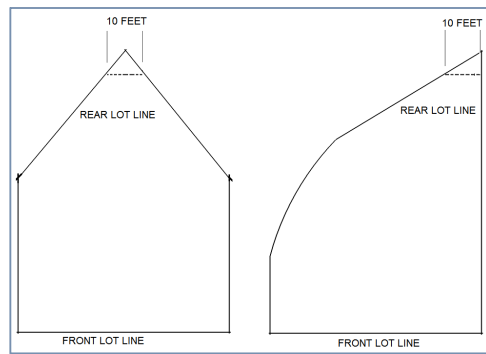
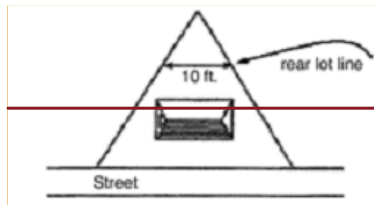


Figure 18.03-6 Rear Lot Line in the Case of ~~a Triangular an Irregular~~ Lot

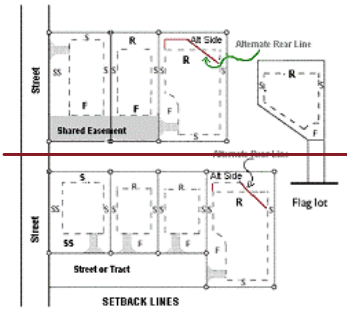


Figure 18.03-8 (1 of 2)

Commented [LH5]: Repeat figure. This diagram is inconsistent with the definitions of lot front and side.

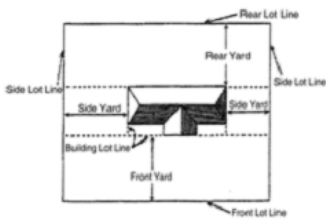


Figure 18.03-8 Yard and Lot Lines (2 of 2)

Chapter 18.05 - ZONING MAP AND DISTRICTS

Sections:

18.05.010 - Zoning maps administration.

- A. This title shall consist of the text titled the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the mayor and the city clerk, and marked and designated as "The Zoning Map of the City of Camas," which map or book of maps shall be placed on file in the offices of the city clerk, county auditor, and other city departments. This title, and each and all of its terms and map details, is to be interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the maps and the text of this code the text shall prevail.
- B. Zoning text and map Amendments. Amendments may be proposed by city council ~~or on its own motion, or may be proposed~~ by the planning commission on its own motion, or such an amendment may be proposed by an applicant or city staff pursuant to CMC Chapter ~~18.55-51 Administration and Procedures~~Comprehensive Plan and Zoning Amendments.
- C. Administration and Procedures. A correct copy of each amendment to the text or to the map established by this title shall be maintained on file in the offices of the city clerk and the planning official.

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- D. Site Specific Rezones. A site specific rezone involves an application of an owner of a specific parcel or set of contiguous parcels that does not require modification of the comprehensive plan. Site specific rezones are decided by the hearing officer after a public hearing. The criteria for reviewing and approving a site specific rezone are as follows:
1. The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest.
 2. The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.
- E. Timing and Responsibility for Updating Official Zoning Map. All amendments hereafter made to the zoning map by ordinance shall be shown on such map(s), and it shall be the responsibility of the planning official to keep the maps up to date at all times. Any amendments to the zoning map shall be made in accordance with the comprehensive plan map, as amended.

18.05.020 - Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space

Commented [LH6]: This designation was removed with the Comprehensive Plan update.

Commented [SF7]: Code publishing error. This was modified with comp plan update.

18.05.040 - Residential and multifamily zones.

- ~~A. R-20 Residential-20,000. This zone is intended to ensure that the rural character of certain portions of the city is maintained. Residential development is expected to consist of large custom single-family dwellings on uniquely~~

Commented [LH8]: This zone was removed with the recently adopted zone map.

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~~configured lots which are designed to be sensitive to topographic and environmental considerations. The average lot size is twenty thousand square feet at densities of one to two dwellings per acre.~~

- B. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- C. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
- D. ~~R-10~~ Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
- E. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
- F. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- ~~G. R-5 Residential-5,000. This zone is intended for single-family dwellings, either attached or detached, with densities of up to eight and one-half dwellings per acre. The slope of property is less than other medium density residential zones. Like the R-6 district, this zone serves as a transition to multifamily or commercial zones. The average lot size is five thousand square feet.~~
- H. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- I. MF-18 ~~and MF-24~~ Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

18.05.060 - Overlay zones/special planning areas.

Overlay zones implement the goals and values expressed in the comprehensive plan ~~or special planning areas such as the North Dwyer Creek master plan~~. Uses within this area may be subject to standards which deviate from those in the primary zone.

Chapter 18.07 - USE AUTHORIZATION

Sections:

18.07.020 - Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."

Commented [LH9]: This zone was removed with the recently adopted zone map.

Commented [LH10]: This section of the code was repealed.

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- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.
- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, or whatever review process is deemed more applicable by the community development director, shall may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:

1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and

2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Commercial Uses									
Animal kennel, commercial, boarding ⁶	X	X	X	C P ¹¹	X	C P ¹¹	X	X P ¹¹	X P ¹¹
Animal shelter ⁶	X	X	X	C	X	C	X	C	P
Antique shop ⁶	P	P	P	P	P	C	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P
Book store ⁶	C	P	P	P	P	P	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P

Commented [SF11]: This use was brought to our attention by a business owner. There should be locations in the city where it can be outright permitted.

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P
Cart vendors⁶	C	P	C	P	C	P	P⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	X	C	P
Clothing store ⁶	C	P	P	P	P	P	X	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	X	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P
Department store ⁶	X	P	C	P	P	P	X	P	X
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	P	P ⁵	P	P
Event center	X	P	C	P	C	P	P	P	P
Feed store ⁶	X	X	X	P	X	C	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X	X
Florist shop ⁶	P	P	P	P	P	P	P ⁵	P	X
Food cart / Food truck / Food delivery business ⁶	X-C	P	C	P	C	P	X-C	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X
Household appliance repair ⁶	X	P	C	P	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P
Marijuana processor	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	X	P	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P

Commented [SF12]: There isn't a definition for cart vendors in CMC. Outdated term and would like to avoid confusion with "food carts". See below.

Commented [SF13]: Cart vendors were allowed as a CUP in the NC zone.

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P
Pet shops ⁶	X	P	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	X	C	P
Research facility ⁶	X	P	C	C	X	P	P	P	P
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P
Sexually oriented business ^{4,5}	X	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P
Truck terminals ⁶	X	C	X	C	X	X	X	C	P
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P
Video rental store⁶	P	P	P	P	P	P	X	P	X
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P
Manufacturing and/or processing of the following:									
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P
Food production or treatment	X	X	X	C	C	P	X	P	C
Foundry	X	X	X	X	X	X	X	C	C
Furniture manufacturing	X	P	X	X	C	C	X	P	P
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	C	P	C	P
Electronic equipment	X	P	X	X	X	X	P	P	P
Industrial Uses									
High-tech industry	X	P	X	X	P	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P
Recreational, Religious, Cultural Uses									
Auditorium ⁶	C	P	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P
Library ⁶	C	P	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P
Open space ⁶	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P	P
Educational Uses									
College/university ⁶	P	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P
Residential Uses									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X	P	X	X	X	X
Housing for the disabled	P	P	P	X	P	X	X	X	X
Apartment	X	P	X	X	P	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X	P	X	X	X	X
Single family attached (e.g. rowhouses)	X	C/P ⁷	X	X	P	X	X	X	X

Commented [SF14]: Per the public hearing of June 20th, which was continued to July 18th, the first set of duplicative residential uses was recommended to be stricken by the Planning Commission. **The second set of duplicative uses includes a revised Note 10.**

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Single family dwelling	X	X	X	X	P	X	X	X	X
Residential Uses in Commercial and Industrial Zones									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P ¹⁰	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P ¹⁰	P	X	X	X	X
Housing for the disabled	P	P	P	X/P ¹⁰	P	X	X	X	X
Apartment, multifamily development, <u>row houses</u>	X	C/P ⁷	X/P ¹⁰	X/P ¹⁰	P C	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Major telecommunication facility 6	X	X	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	P	P	P	C	P
Wireless communications facility 3,6	Refer to Chapter 18.35 X-C-C-P-C-P-P-P-P								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential 6	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities 6	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development 4	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. ~~See CMC Chapter 18.35 "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district. Reserved.~~
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;

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B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and

C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.

10. Allowed as approved in a mixed-use planned development (MXPDP) overlay area. On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

Commented [SF15]: Amendment supported at the public hearing of June 20th, which was continued to July 18th. Refer to letter from the Community Development Director.

18.07.040 - Table 2—Residential and multifamily land uses.

KEY: P=Permitted Use
C=Conditional Use
X = Prohibited Use
T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	<i>R</i>	<i>MF</i>
<i>Residential Uses</i>		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled 1	P	P
Apartments	P 2	P
Assisted living 1	C	P
Designated manufactured homes	P	P
Duplex or two-family dwelling	C	P
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent, retirement home 1	C	P
Single-family Residential attached housing for three or more units (e.g., rowhouses)	X / P 2	P
Single-family dwelling (detached)	P	P
<i>Incidental Uses</i>		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center 1	C	P
Day care, family home	P	P
Day care, minicenter 1	C	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast 1	C	C
<i>Recreation/Religious/Cultural</i>		
Church 1	C	C
Community clubs, private or public 1	C	C
Library 1	C	C
Museum 1	C	C
Open space 1	P	P
Public or semi-public building 1	C	C
Park or playground	P	P
Sports fields 1	C	C

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	<i>R</i>	<i>MF</i>
<i>Trails</i>	P	P
<i>Educational Uses</i>		
<i>Private, public or parochial school 1</i>	C	C
<i>Trade, technical, business college 1</i>	X	X C
<i>College/university 1</i>	X	X
<i>Communication and Utilities</i>		
<i>Major communication facility 1</i>	X	X
<i>Minor communication facility</i>	€	€
<i>Wireless communication facility 1</i>	Refer to Chapter 18.35	
<i>Facilities, minor public</i>	C	C
<i>Public utilities, minor</i>	C	C
<i>Pumping station 1</i>	C	C
<i>Railroad tracks and facilities 1</i>	C	C
<i>Temporary Uses</i>		
<i>Sales office for a development in a dwelling 1, 4</i>	T	T
<i>Sales office for a development in a trailer 3, 4</i>	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.

Chapter 18.09 - DENSITY AND DIMENSIONS

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 4} ₂
Bulk Regulations									
<u>Maximum Density (dwelling units/net acre)</u>	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a
Minimum lot area (square feet)	5,000	^{Note 1} None	^{Note 1} None	^{Note 1} None	1,800	10,000	½ acre	^{Note 1} None	10 acres
Minimum lot width (feet)	40	None ^{Note 1}	^{Note 1} None ^{Note 1}	^{Note 1} None	^{Note 1} None	100	100	^{Note 1} None	Not specified
Minimum lot depth (feet)	40	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	100	^{Note 1} None	Not specified
Setbacks:									
<u>Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.</u>									
Minimum front yard (feet) ^{Note 3}	15'	Note 5-4	Note 5-4	Note 5-4	Note 36	Not specified None	15	^{Note 1} None	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	^{Note 1} None/ 10' ^{Note 1}	Note 1 None	Note 1 None	Note 1 None	Note 1 10'	15' or 25' if abutting a residential area	15	^{Note 1} None	100' for building; 25' for parking
Minimum rear yard (feet)	^{Note 1} None	Note 1 None	Note 1 None	Note 1 None	Note 1 25'	25'	50	^{Note 1} None	100' for building; 25' for parking area
Lot Coverage									
Lot coverage (percentage)	85%	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} 1 story (60%) 2 stories or more (50%)	70%	50%	^{Note 1} None	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	Note 1 None	Note 1 None	Note 1 None	Note 1 None	acre or less: 35'; 1 to 2 acres: 45'; 2 acres or more: 60'	Note 1 None	Note 1 None	60

Commented [LH16]: Density is added to this table similar to the residential table.

Notes: ~~1. No limitation.~~

~~12.~~ If along a flanking street of corner lot.

~~3.~~ On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.

~~24.~~ The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapters ~~18.20 North Dwyer Creek Residential Overlay and~~ 18.21 Light Industrial/Business Park.

~~36.~~ Maximum setback at front building line is ten feet.

~~54.~~ Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.

18.09.040 - Table 21—Density and dimensions—Single-family residential zones.
Density and Dimensions for Single-family Residential Zones ¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/ gross-net acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵⁴	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴³	6,000	7,200	9,000	12,000	14,400	18,000	24,000
		9,000	12,000	14,000	18,000	24,000	
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage ⁵	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³²	35	35	35	35	35	35	35
B. Density Transfer Lots ¹							
Maximum density (dwelling units/ netgross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴³	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³²	35	35	35	35	35	35	35

Notes:

~~1.~~ For additional density and dimension provisions, see CMC Sections 18.09.060 through 18.09.180.

~~32.~~ Maximum building height: three stories and a basement, not to exceed height listed.

~~43.~~ For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.

~~54.~~ Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.

~~6.5.~~ The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.

Commented [LH17]: Consistency with buildable (unencumbered) lands data and realistic expectations for developers.

Commented [SF18]: Allows more flexibility, but does not create lots that can later be divided as their size is just under double the average lot size of the zone. For example, in an R-6 zone, a 12,000 square foot lot can be divided into two lots with an average size of 6,000 square feet each.

Commented [SF19]: Separated table into two tables. Notes were moved and renumbered. Only Note #1 was amended.

18.09.040 - Table 2—Building setbacks for single-family residential zones¹.

Lot Area Setbacks based on average lot sizes (not zone specific). ²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15-20	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40

Commented [SF20]: Separated the dimension tables to reduce the confusion of setbacks being based on lot sizes not zones. Also, two zones will not be part of the table above, which would further confuse this chart after revision.

Note:

~~1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.~~

~~21. Setbacks may be reduced to be consistent with average ~~the~~ lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.~~

~~3. Maximum building height: three stories and a basement, not to exceed height listed.~~

~~4. For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.~~

~~5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.~~

~~6. The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.~~

Commented [SF21]: Notes (currently numbered) 1, and 3 to 6 were moved to be part of Table 1 and were not amended.

18.09.050 – Table 3-1 Density and dimensions for multifamily residential zones.

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per <u>gross-net</u> acre)	10	18	24	18 24
Minimum density (dwelling units per <u>netgross</u> acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	30-36	20-26	20	0-None
Minimum lot depth (feet)	70	60	60	0-None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/ 20 18	10/ 20 18	10 / 20 18	0/ 20 18
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	3 ^{Note 1}	0 / If abutting R-zone than setback is 10'
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0 / If abutting R-zone than setback is 10'
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45-50 ^{Note 2-5}	45 ^{Note 2}	18 ^{Note 3}

Table 3 Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum ~~building height~~: three stories and a basement but not to exceed height listed ~~above~~.
3. Maximum ~~building height~~: one story and a basement but not to exceed height listed ~~above~~.
4. Gross Floor Area (GFA) in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
5. ~~Maximum four stories but not to exceed height listed.~~

Commented [LH22]: Driveways are not deep enough as vehicles hang out over the sidewalk.

Commented [SF23]: Recommended by Planning Commission at June 20th public hearing.

18.09.140 - Front yard—Exception.

- A. Commercial and Industrial Districts. For a lot in a NC, CC, RC, LI or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.
- B. Sloping Lot in any Zonezone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than 18 feet from the back of the sidewalk.

Chapter 18.11 - PARKING

Sections:

18.11.020 - Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. ~~The city is directed to promulgate and enforce standards for maneuvering aisles and parking stall dimensions, and to make such standards available to the public.~~
 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of 9.0 feet in width;
 - b. Standard spaces shall be a minimum of 18.0 feet in length.
 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be 15 feet
 - b. Two-way aisle width shall be 24 feet
- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

Chapter 18.13 - LANDSCAPING

Sections:

18.13.010 - Purpose.

The purpose of this chapter is to establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of parking areas, provide for shade, minimize erosion, and to implement the comprehensive plan goal of preserving natural beauty in the city.

18.13.020 - Scope.

Landscaping standards shall apply to all new multifamily, commercial, industrial ~~and~~ governmental uses, including change of use, and parking lots ~~of with greater than~~ four spaces, ~~and any development that is subject to Design Review (Refer to Chapter 18.19 Design Review) or more.~~ For conditional uses permitted in residential and multifamily districts, such as churches, schools, civic organizations, etc., the standards for landscaping will be the same as the landscaping standards in community commercial zones.

18.13.030 - Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

18.13.040 - Procedure.

Detailed plans for landscaping shall be submitted with plans for building and site improvements. Included in the plans shall be type and location of plants and materials.

18.13.050 - Landscaping standards.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character. The required landscaping must be a combination of trees, shrubs, and ground cover to achieve these purposes.
- ~~C. Plants that minimize upkeep and maintenance shall be selected.~~
- ~~D. Plants shall complement or supplement surrounding natural vegetation.~~
- ~~E. Plants chosen shall be in scale with building development.~~
- F. Minimum landscaping as a percent of gross site area shall be as follows:

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	10 15%
MX	10 15%
NC, MF	510% on lots less than 10,000 square feet; 10 15% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

Commented [SF24]: The goals for the changes to this chapter are to remove language and standards that are within the engineering Design Standards Manual, unless a CMC regulation would be more appropriate.

Commented [SF25]: Consistent with the requirements within the Camas Design Standard Manual.

- ~~G. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of one and one-half two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.~~
- ~~H. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.~~
- ~~I. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).~~
- ~~J. Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.~~
- ~~K. Appropriate measures shall be taken, e.g., installations of watering-irrigation systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.~~
- ~~L. Trees shall not be planted closer than twenty-five feet from the curb line of the intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.~~
- ~~M. Street trees shall not be planted closer than twenty feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least twenty feet distant.~~
- ~~N. Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.~~
- ~~O. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.~~

Commented [SF26]: Throughout the code, the minimum tree size is 2"

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~~P.~~ Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable nonpermanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.

~~Q.~~ ~~Required T~~rees, as they grow, shall be pruned ~~to their natural form to~~ in accordance with the International Society of Arboriculture. ~~The pruned tree will~~ provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

~~R.~~ Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

~~S.~~ Vision clearance hazards shall be ~~avoided~~ prohibited.

~~L.~~ ~~Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.~~

Commented [SF27]: Recommended by the city's consulting arborist.

Commented [SF28]: Recommended by the city's consulting arborist.

Commented [LH29]: This section was added in an attempt to lessen the impact of new development adjacent to different zones. This section is very similar to the previously approved MXPD chapter that was repealed.

18.13.055 - Landscape buffering standards.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1- Landscape Buffers

Abutting zone ↻	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site ⓪								
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1. General Landscaping.

a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2. Low Screen.

- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
- b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3. High Screen.

- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
- b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

a. F1. Partially Sight-Obscuring Fence.

- i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
- ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2. Fully Sight-Obscuring Fence.

- i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
- ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

- a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.
- b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
- c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.13.060 - Parking areas.

- A. Parking areas are to be landscaped at all perimeters.
- B. All parking areas shall provide interior landscaping for shade and visual relief.

Exhibit 1

MC17-02

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- C. Parking lots shall have a minimum ratio of one tree per six double-loaded stalls or one tree per three single-loaded stalls (See Figure 18.13-1).

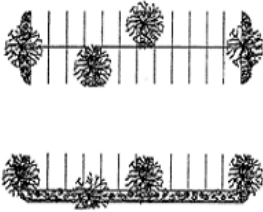


Figure 18.13-1 Parking Lot Planting Islands

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas shall provide a five-foot minimum width of clear planting space.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13-2).

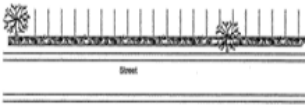


Figure 18.13-2 Parking Lot Landscape Divider Strip

18.13.070 - Assurance device.

In appropriate circumstances, the city may require a reasonable performance of maintenance assurance device, in a form acceptable to the finance department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS

18.17.050 — Fences and walls.

- A. Purpose. The purpose of this section is to provide minimum regulations for fences and masonry walls, with the desired objectives of privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.
- B. Permits. If a fence or wall is over six feet high then a building permit will be required, and the fencing/wall must meet required setbacks.
- BC. Heights and Location.
 - 1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.

Exhibit 1

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~~1-2. A fence/wall shall not exceed 42 inches high in the front yard.~~ The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title. ~~See Figure 18.17.050-1.~~



Figure 18.17.050-1 Fence Heights

- ~~C. A fence shall not exceed three and one-half feet (forty-two inches) in height in the front yard.~~
- D. Access. No fence/wall shall be constructed so as to:
 - ~~1. (1) block Block~~ or restrict vehicular access to a dedicated alley, access or way, or
 - ~~2. (2) create Create~~ a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access.
- ~~1. Fences over three and one-half feet shall not be placed in the vision clearance area on corner lots.~~
- E. Prohibited Materials. Fiberglass sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing or wall material, unless otherwise allowed in commercial and industrial zones.
- F. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six-foot high, nonview-obscuring fence.
- ~~G. Measurement of Fence and Wall Height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of such wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.~~
- H.G. Agriculture/Ranching (A/R) Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair and replacement of existing fences shall be governed by state law.
- H.H. Security fencing may be permitted with the following limitations:
 - 1. The security fencing shall consist of not more than four strands of barbed wire located on the top of a six-foot high fence; and
 - 2. The security fencing shall be associated with a commercial or industrial development.

Commented [SF30]: Moved measurement to "C" above.

18.17.060 - Retaining walls.

- A. Permits required. Building permits are required for retaining walls over 4'-0" in height, and for retaining walls that support additional weight (e.g. steep slopes, buildings, parking areas). Retaining walls are measured from the bottom of the footing to the top of the wall.
- B. Drainage required behind retaining wall to relieve build-up of water pressure.

Exhibit 1

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C. Exterior Facing Retaining Walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060 1 Exterior Facing Retaining Walls).

- a. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed 42" (front yard) or 6'-0" (side and rear yards), or setback a distance of one foot for every foot in height of fence in excess of allowed height.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.
- c. Retaining walls over 6'-0" in height will be subject to Design Review approval.

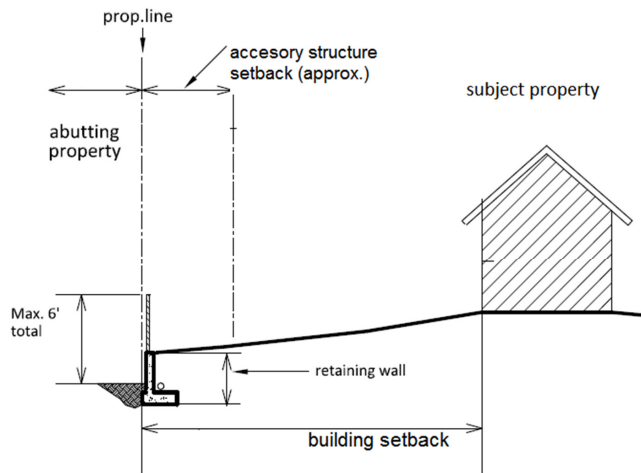


Figure 18.17.060-1 Exterior Facing Retaining Wall

Exhibit 1

MC17-02

August 24, 2017

D. Interior Facing Retaining Walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060 2 Interior Facing Retaining Walls)

- a. When fence is atop the retaining wall, then the total height of fence shall not exceed 42" (front) or 6'-0" (side and rear) depending on location, unless fence meets setbacks.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.

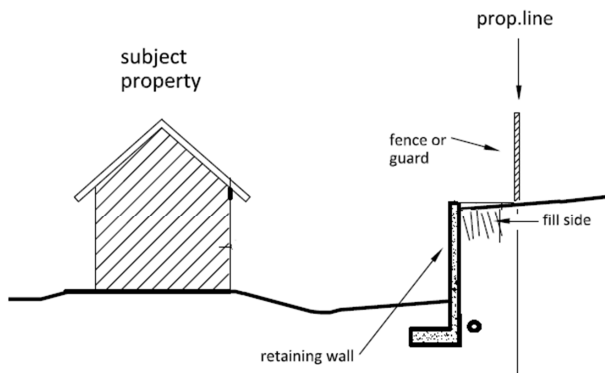


Figure 18.17.060-2 Interior Facing Retaining Wall

A. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed. See Figure 18.17.060-1(A) Retaining Walls.

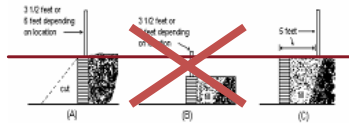


Figure 18.17.060-1 Retaining Walls

B. Where a retaining wall contains a fill above the natural grade, and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A nonsight obscuring fence up to three and one-half feet in height may be erected at the top of the retaining wall for safety. See Figure 18.17.060-1(B) Retaining Walls.

C. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall shall be setback a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained. See Figure 18.17.060-1(C) Retaining Walls.

18.26.090 - Development bonuses.

B. Residential development:

1. May increase density of residential development in accordance with the Density Transfer Standards of CMC Section 18.09.03-040 (Table 2) of the underlying zone, or, if a multifamily zone, then standards may reflect those of the MF-24-18 attached-zone of CMC Section 18.09.050 (Table 3), if landscaping is not sacrificed.

Commented [SF31]: (Newly discovered typo, after Planning Commission review)
The code citations are updated. Also, MF-18 and Cottage Overlay are the highest density MF zones, not MF-24.

Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS

Sections:

18.51.010 - Application and criteria therein for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

- A. A detailed statement of what is proposed and why;
- B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;
- C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;
- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;
- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;
- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;
- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and
- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

Commented [LH32]: These revisions are to include approval criteria for map and code change amendments.

18.51.020 - Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

- A. In the months of November and December, city staff and applicants shall complete preapplication meetings;
- B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;
- C. The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. In the months of February and March of each year, the city shall review all proposed changes (including any changes initiated by the city). If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed. The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period.

18.51.025 – Zoning code map and text and map amendments.

- A. Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV decision legislative process per CMC 18.55.030.G, which may be adopted by the city council at any time after public notice and hearings, and planning commission consideration and recommendations as provided by law, except as provided in this chapter with respect to the official zoning map.

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B. Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application per CMC 18.55.030.C:

1. An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.

2. Narrative that addresses the following criteria:

- a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;
- b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;
- c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;
- d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;
- e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- f. Specific information about the intended use and development of the property.

18.51.030 - ~~Staff report~~ Evaluation Criteria.

~~For consideration ferof any proposed amendment to either the comprehensive plan, zoning code text or development regulations, the~~ planning department shall prepare and submit to the planning commission a staff report which ~~addresses~~ evaluates the following:

~~A. The issues set forth in this chapter;~~

~~BA.~~ Impact upon the City of Camas comprehensive plan and zoning code;

~~CB.~~ Impact upon surrounding properties, if applicable;

~~DC.~~ Alternatives to the proposed amendment; and

~~ED.~~ Appropriate Relevant code citations and other adopted relevant documents that may be affected by the proposed change.

~~F. The SEPA checklist and determination.~~

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination.

~~18.51.040 - Notification and hearing.~~

~~Upon consideration of any amendment, modification, or alteration to the comprehensive plan or zoning code, the planning commission shall hold at least one public hearing on the proposed amendment. Any person can submit written comment to the department prior to the public hearing, and/or present oral testimony at the public hearing. Notice of the time, place, and purpose of such public hearing shall be published in the official newspaper of the city in accordance with CMC Section 18.55.320 Type IV - Legislative hearing process. The hearing may be continued from time to time at the discretion of the planning commission, but no additional notices need be published.~~

18.51.050 - Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

Commented [SF33]: This section is redundant as it is provided within Chapter 18.55.

Exhibit 1

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- A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:
1. The application and criteria established therein;
 2. The staff report and recommendation;
 3. The planning commission recommendation;
 4. The public interest.
- B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:
1. Approve as recommended;
 2. Approve with additional conditions;
 3. Modify, with or without the applicant's concurrence;
 4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
 5. Remand the proposal back to the planning commission for further proceedings.



STAFF REPORT

MINOR AMENDMENTS TO TITLE 18 ZONING

CAMAS MUNICIPAL CODE

File# MC17-02

To: Bryan Beel, Chair
Planning Commission

FROM: Sarah Fox, Senior Planner

DATE: June 7, 2017

Summary

As part of our periodic code update, the proposed minor amendments to Title 18 Zoning of the Camas Municipal Code (CMC) include updates to clarify sections that may have been challenging to administer since the past review cycle, new additions and corrections or typos.

Staff developed a schedule to amend Title 18 in two parts, to include setting aside some chapters from this year's review, in order to develop them more fully in committees before moving them forward for adoption. Please refer to Table 1 at the end of this report for a tentative schedule for this year's updates to Title 18 zoning.

The first round of amendments will be focused in the following Chapters:

- 18.03 Definitions
- 18.05 Zoning Map
- 18.07 Use Authorization
- 18.09 Density & Dimensions
- 18.11 Parking
- 18.13 Landscaping
- 18.17 Supplemental Development Standards
- 18.51 Comprehensive Plan and Zoning Amendments

The proposed CMC amendments are provided with two attachments: Attachment 1 shows the draft changes as strike-through text or underlined. Attachment 2 provides the amendments without any mark-ups.

The following is a brief description of the proposed amendments within the following chapters of Title 18:

18.03 Definitions

There has been a rising interest for the establishment of food carts in Camas, and staff has responded to dozens of phone calls over the past few years. The proposed changes to the definition for food carts (page 3) provides a little more clarity as to where a food cart is allowed to be located (e.g. private property versus public streets).

Also, the city received an email from Shawn High, which opens the dialogue on the city's policies for dog training and dog boarding (Attachment 3 and 3a). At present, this use is not outright allowed in any zone. A conditional use permit is required in Regional Commercial and Business Park Zones. A new definition for dog boarding and training is proposed (page 4) and a corresponding change to the permitted zones. In response to the discussion before the Commission on this item, Staff modified both the proposed definition, and the permit process. The proposal is to allow boarding outright if entirely indoors, and require a conditional use permit if any boarding were to occur outdoors.

The definition of "Developed Acreage" was amended to include the term "net", which corresponds to proposals within the density and dimension tables of Chapter 18.09 and will be consistent with the county's buildable lands reporting.

There are proposals to remove several figures within the "Definitions for development terms" section, (18.03.040), due to the fact that they are difficult to read, or they conflict with other text in CMC. The image for Irregular Lots at Figure 18.03-6 will be replaced with a more accurate version, while Figure 18.03-8 (1 of 2) will be repealed.

18.05 Zoning Map

The proposed amendments to this chapter include adding a process for the public to propose zoning code text amendments. The amendments include removing zoning and comprehensive plan designations from the table at Section 18.05.020 – Districts designated, which were repealed during the Camas 2035 Comprehensive Plan update in 2016, and were inadvertently not amended within this chapter of code.

18.07 Use Authorization

The Commercial and Industrial table at Section 18.07.030 includes amendments to the following land uses:

Land Uses	Staff Notes
Animal kennel, commercial boarding	To allow the use as "P" in RC, BP, LI, and HI zones
Remove "cart vendors"	The use is undefined and easily confused with "food carts"
Remove "video rental store"	The term "video" is outdated.
Amend title of "Food delivery"	Include the title of "Food Cart"
Repeal duplicative Residential Uses	There are two sets of residential uses in the table.

Within the Residential and Multifamily Zone table at Section 18.07.040, there are only two modifications proposed--add an incidental use for animal training and distinguish "duplex" from other "single family attached" uses.

The proposed amendment to the Park and Open Space land use table at Section 18.07.050 is for discussion purposes. The first is to discuss if food carts should be allowed

by right if added as a specific permitted use in commercial zones. When not listed within other use authorization tables, then the use is generally considered prohibited.

18.09 Density and Dimensions

Commercial and Industrial Zones. Staff proposes to eliminate Footnote 1 from Table 1, 18.09.030 for Commercial and Industrial Zones, as it is a note that tells the reader that there isn't a standard. The footnote will be replaced with "none", in the body of the table.

Also within this table, staff proposed setbacks similar to residential setbacks within the Mixed Use (MX) zone given that both areas of the city that are zoned MX are primarily developed residentially. The current lack of setback standards might detrimentally effect an adjacent residential property if a new structure were built with a zero lot line with no limits to lot coverage. The development of design standards for the Mixed Use Zone and corresponding chapter (Chapter 18.24) will be the subject of future focused work by staff in coordination with the city's Design Review Committee. For these reasons, the proposed amendments are considered more of a placeholder.

Single Family Zones. Changes to this table include removing zones that were repealed during the comprehensive plan update last year. It also proposes creating two tables given that setbacks are based on lot sizes, not zones. The layout of the current table, is confusing to most, as it appears to line up with the columns for zones.

Staff is also proposing to amend the density standards to correspond with buildable lands data, as it is calculated by net buildable acreage, not gross acreage. This may also assist those that are contemplating development of their properties to begin with a more realistic number of new lots.

Multi Family Zones. The amendments to this table relate to those changes adopted with Title 17 in relation to building envelopes being a minimum size of 20 feet by 40 feet. There isn't a maximum lot size in this zone as multifamily developments include apartments and other such large structures.

18.11 Parking

The proposed amendments to this chapter will satisfy a recurring question that staff responds to in reference to the size of parking stalls.

18.13 Landscaping

The specifics as to the distance of planting a tree when there is an overhead power line are based on industry best practices. These details and other similar planting details are typically not shown on the preliminary land use drawings, and are refined later with the final plat or final civil engineering submittals. The zoning regulation should state the requirements for including a street tree or other landscaping in the site plan, but the specific species, depth of planting, or spacing should be in the engineering manual. For these reasons, the standards that are proposed to be repealed from this chapter are already (appropriately) found within the Camas Design Standards Manual.

The other proposed modification to this chapter is to add back the landscape buffering standards that were within the city's (now repealed) Mixed Use Planned Development ordinance. As landscaping is primarily a requirement for commercial and industrial developments, a clear standard as to the type of landscaping that is expected when the development abuts a dissimilar use or zone is needed at the early planning stages.

18.17 Supplemental Development Standards

The graphics for fencing and retaining walls have been reproduced countless times from the original adoption, and are now at a point that they are almost illegible. There was also repetition throughout this section in regard to the height and dimensions of walls, along with confusing language regarding how they are measured. The graphics and text are a hybrid, of Clark County and City codes.

18.51 Comprehensive Plan and Zoning Amendments

The proposed changes to this chapter will add a process for proposing zoning code text amendments. There are also sections that will be repealed to eliminate redundancy.

Recommendation

Staff recommends that Planning Commission conduct a public hearing, accept testimony, deliberate, and make a motion to forward the amendments to Title 18 to City Council for adoption.

Table 1: Draft Schedule for Title 18 Zoning Amendments

Title 18 Zoning				Timeframe for Draft Amendments	
Tentative Schedule	Minor Amendments	Ad Hoc Working Groups	No amendments this year	Notes	
none			18.01 General		
June/July	18.03 Definitions				
June/July	18.05 Zoning Map				
June/July	18.07 Use Authorization				
June/July	18.09 Density & Dimensions				
June/July	18.11 Parking				
June/July	18.13 Landscaping			<i>Might be updated with Design Review.</i>	
none			18.15 Signs		
June/July	18.17 Supplemental Design Standards				
none			18.18 Site Plan		
October		18.19 Design Review			
October		18.21 LI/BP			
October		18.23 PRD			
October		18.24 Mixed Use			
November	18.25 Rowhouses				
none			18.26 Flex Dev.		
October	18.27 ADUs				
October	18.29 Manufactured Home Parks				
October		18.31 Sensitive Areas		<i>Tree Ordinances. Might also include Title 16</i>	
none			18.32 Parks and Open Space		
none			Overlay		
Moratorium - work plan		18.35 Telecommunications			
none			18.37 BP zone		
none			18.39 Home Occupations		
none			18.41 Non-conforming		
October	18.43 Conditional Use Permits				
October	18.45 Variances				
October	18.47 Temporary Uses				
June/July	18.51 Comp and Zoning				
October	18.55 Procedures				

Note to reader: The following proposed amendments are shown as underlined or strike-through ~~text~~. The full content of each chapter is not included, which means that if changes are not shown in this document then they are not intended.

DRAFT AMENDMENTS TO TITLE 18 - ZONING

Chapter 18.03 - DEFINITIONS 1

Chapter 18.05 - ZONING MAP AND DISTRICTS 3

Chapter 18.07 - USE AUTHORIZATION 6

Chapter 18.09 - DENSITY AND DIMENSIONS 13

Chapter 18.11 - PARKING 17

Chapter 18.13 - LANDSCAPING 17

Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS 21

Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS 25

Chapter 18.03 - DEFINITIONS

18.03.030 - Definitions for land uses.

For the purposes of this title, the following definitions shall apply:

"Food carts/ food trucks / food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer, rather than a site-specific building. Restaurants or fast food restaurants with in a fixed authorized location permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

"Kennel / commercial/ boarding- (primary use)" means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels / boarding must be entirely indoors, unless otherwise approved with a Type III permit.

Kennel / boarding (incidental use) means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 - Public disturbance noises.

"Video rental store" means an establishment engaged primarily in the business of renting video cassettes, DVD's and games.

Commented [LH1]: Video rental stores are a thing of the past and should be removed.

18.03.040 - Definitions for development terms.

As used in this title:

"Developed~~net~~ acreage" means the total acreage of a land use development exclusive of open space and critical areas. Developed~~net~~ acreage includes infrastructure, storm drainage facilities and lots and access easements.

"Developer" means the applicant for the proposed land use or development proposal.

Commented [SF2]: Net acreage is a more widely used term, although they are interchangeable. The use of the term "net" instead of "developed" is being proposed within the dimension tables.

June 6, 2017

"Development" within the area of special flood hazard means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include parcels.

"Lot area" means the total square footage of a lot.

"Lot coverage" means the portion of a lot that is occupied by the principal and accessory buildings, including all projections except eaves, expressed as a percentage of the total lot area.

"Lot depth" means the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

"Lot line" means the property line bounding a lot.

Lot Line, Front. "Front lot line" means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley. See ~~Figure 18.03-8.~~

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an ~~triangular or~~ irregular shaped lot, a line ten feet in length within the lot parallel to and ~~at the maximum distance most distant~~ from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figures 18.03-6 and 18.03-8.

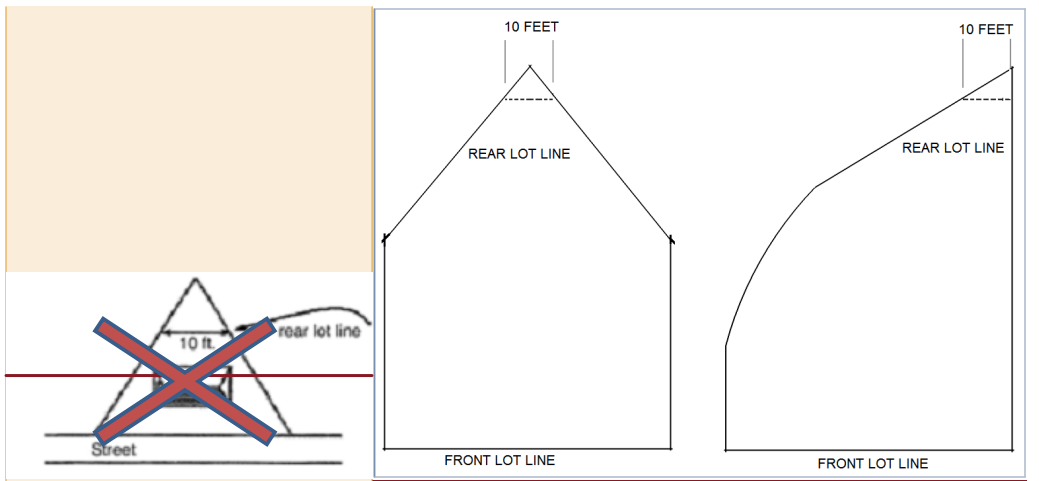


Figure 18.03-6 Rear Lot Line in the Case of a ~~Triangular~~ Irregular Lot

Lot Line, Side. "Side lot line" means any lot line not a front or rear lot line.-See Figure 18.03-8.

"Lot width" means the horizontal distance between the side lot lines at the front of the building envelope.

Lot, Corner. "Corner lot" means a lot abutting on two intersecting streets other than an alley provided that the streets do not intersect at an angle greater than one hundred thirty-five degrees. See Figure 18.03-7.

Commented [LH3]: This figure should be repealed as it is too confusing.

Commented [SF4]: This figure should be repealed and replaced due to inconsistent elements of the figure (e.g. lot lines not at right angles).

June 6, 2017

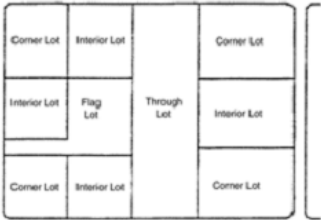


Figure 18.03-7 Lot Configuration

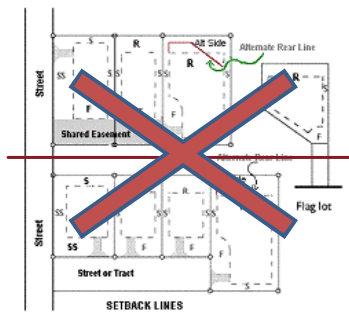


Figure 18.03-8 (1 of 2)

Commented [LH5]: Repeal figure. This diagram is inconsistent with the definitions of lot front and side.

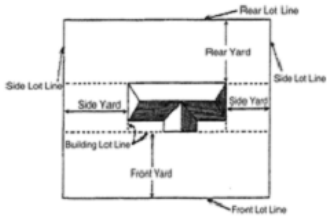


Figure 18.03-8 Yard and Lot Lines (2 of 2)

Chapter 18.05 - ZONING MAP AND DISTRICTS

Sections:

18.05.010 - Zoning maps administration.

- A. This title shall consist of the text titled the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the mayor and the city clerk, and marked and designated as "The Zoning Map

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of the City of Camas," which map or book of maps shall be placed on file in the offices of the city clerk, county auditor, and other city departments. This title, and each and all of its terms and map details, is to be interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the maps and the text of this code the text shall prevail.

- B. ~~Zoning text and map~~ Amendments. Amendments may be proposed by city council ~~or on its own motion, or may be proposed~~ by the planning commission on its own motion, or such an amendment may be proposed by an applicant or city staff pursuant to CMC Chapter ~~18.55-51 Administration and Procedures~~ Comprehensive Plan and Zoning Amendments.
- C. Administration and Procedures. A correct copy of each amendment to the text or to the map established by this title shall be maintained on file in the offices of the city clerk and the planning official.
- D. Site Specific Rezones. A site specific rezone involves an application of an owner of a specific parcel or set of contiguous parcels that does not require modification of the comprehensive plan. Site specific rezones are decided by the hearing officer after a public hearing. The criteria for reviewing and approving a site specific rezone are as follows:
 1. The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest.
 2. The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.
- E. Timing and Responsibility for Updating Official Zoning Map. All amendments hereafter made to the zoning map by ordinance shall be shown on such map(s), and it shall be the responsibility of the planning official to keep the maps up to date at all times. Any amendments to the zoning map shall be made in accordance with the comprehensive plan map, as amended.

18.05.020 - Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park

Commented [LH6]: This designation was removed with the Comprehensive Plan update.

Commented [SF7]: Code publishing error. This was modified with comp plan update.

Open space/Green space	OS	Open space Green space
------------------------	----	--------------------------

18.05.030 - Boundary determination.

Unless otherwise specified or shown on the zoning map, district boundaries are lot lines or the centerlines of streets, alleys, railroad, and other rights-of-way:

- A. Where boundaries are other than lot lines or centerlines of streets, alleys, railroad, and other rights-of-way, they shall be determined by dimensions shown on the zoning map;
- B. Where actual streets or other features on the ground vary from those shown on the zoning map, interpretations or adjustments shall be made by the planning commission;
- C. Where a district boundary line, as shown on the zoning map, divides a lot in single ownership at the time of passage of the code, the zoning district classification that has been applied to greater than fifty percent of such lot shall apply.

18.05.040 - Residential and multifamily zones.

- ~~A. R-20 Residential-20,000. This zone is intended to ensure that the rural character of certain portions of the city is maintained. Residential development is expected to consist of large custom single-family dwellings on uniquely configured lots which are designed to be sensitive to topographic and environmental considerations. The average lot size is twenty thousand square feet at densities of one to two dwellings per acre.~~
- B. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- C. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
- D. ~~R-10~~ R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
- E. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
- F. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- ~~G. R-5 Residential-5,000. This zone is intended for single-family dwellings, either attached or detached, with densities of up to eight and one-half dwellings per acre. The slope of property is less than other medium density residential zones. Like the R-6 district, this zone serves as a transition to multifamily or commercial zones. The average lot size is five thousand square feet.~~
- H. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- I. MF-18 ~~and MF-24~~ Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

Commented [LH8]: This zone was removed with the recently adopted zone map.

Commented [LH9]: This zone was removed with the recently adopted zone map.

18.05.050 - Commercial and industrial zones.

The purpose of the commercial, industrial, and high technology zones are to provide services and employment primarily to residents. These areas are zoned according to the services they provide. As a result, each zone has different characteristics as summarized below:

- A. NC Neighborhood Commercial. This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the city. Convenience goods (e.g., food, drugs and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered.
- B. CC Community Commercial. This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the neighborhood commercial zone district. Typical goods include clothing, hardware and appliance sales. Some professional services are offered, e.g., real estate office or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the neighborhood commercial zone.
- C. RC Regional Commercial. This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population.
- D. DC Downtown Commercial. This zone is designated as a large community commercial area, providing a large range of goods and services. This area is designed to promote commercial diversification to serve the immediate residential and office uses in the surrounding areas. Compact development is encouraged that is supportive of transit and pedestrian travel, through higher building heights and floor area ratios than those found in other commercial districts.
- E. LI Light Industrial. This zone provides for uses that are more compatible with commercial, residential, or multifamily uses. Typical uses in this zone include assembly and manufacturing of electronic and precision instruments. More intensive industry, e.g., metal fabrication, is excluded.
- F. LI/BP Light Industrial/Business Park. This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well-designed buildings and near major traffic corridors is anticipated.
- G. HI Heavy Industrial. This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.
- H. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel.

18.05.060 - Overlay zones/special planning areas.

Overlay zones implement the goals and values expressed in the comprehensive plan ~~... or special planning areas such as the North Dwyer Creek master plan.~~ Uses within this area may be subject to standards which deviate from those in the primary zone.

Commented [LH10]: This section of the code was repealed.

18.05.070 - Park zoning.

The park zoning districts provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and visitors. These districts apply only to land held in public trust.

Chapter 18.07 - USE AUTHORIZATION

Sections:

18.07.010 - Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied or maintained. The use is considered permanently established when that use will, or has been, in continuous operation for a period exceeding sixty days. A use which will operate for less than one hundred eighty days is considered a temporary

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use, and shall be governed by Chapter 18.47 "Temporary Use Permits." All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city.

18.07.020 - Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."
- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.
- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, or whatever review process is deemed more applicable by the community development director, shall determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:

- 1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and
- 2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Commercial Uses									
Animal kennel, commercial boarding ⁶	X	X	X	C p ¹¹	X	C p ¹¹	X	X p ¹¹	X p ¹¹
Animal shelter ⁶	X	X	X	C	X	C	X	C	P
Antique shop ⁶	P	P	P	P	P	C	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P

Commented [SF11]: This use was brought to our attention by a business owner. There should be locations in the city where it can be outright permitted.

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Zoning Districts	NC	DC	CC	RC	MX	BP	LJ/ BP	LI	HI
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P
Book store ⁶	C	P	P	P	P	P	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P
Candy, confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P
Cart vendors⁶	C	P	C	P	C	P	P⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	X	C	P
Clothing store ⁶	C	P	P	P	P	P	X	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	X	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P
Department store ⁶	X	P	C	P	P	P	X	P	X
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	P	P ⁵	P	P
Event center	X	P	C	P	C	P	P	P	P
Feed store ⁶	X	X	X	P	X	C	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X	X
Florist shop ⁶	P	P	P	P	P	P	P ⁵	P	X
Food cart/ Food truck / Food delivery business⁶	X-C	P	C	P	C	P	X-C	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X
Household appliance repair ⁶	X	P	C	P	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P
Marijuana processor	X	X	X	X	X	X	X	X	X

Commented [SF12]: There isn't a definition for cart vendors in CMC. Outdated term and would like to avoid confusion with "food carts". See below.

Commented [SF13]: Cart vendors were allowed as a CUP in the NC zone.

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Zoning Districts	NC	DC	CC	RC	MX	BP	LJ/ BP	LI	HI
Marijuana producer	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	X	P	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P
Pet shops ⁶	X	P	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	X	C	P
Research facility ⁶	X	P	C	C	X	P	P	P	P
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P
Truck terminals ⁶	X	C	X	C	X	X	X	C	P
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P
Video rental store ⁶	P	P	P	P	P	P	X	P	X
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P
Manufacturing and/or processing of the following:									
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P
Food production or treatment	X	X	X	C	C	P	X	P	C
Foundry	X	X	X	X	X	X	X	C	C
Furniture manufacturing	X	P	X	X	C	C	X	P	P
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C

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Zoning Districts	NC	DC	CC	RC	MX	BP	LJ/ BP	LI	HI
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	C	P	C	P
Electronic equipment	X	P	X	X	X	X	P	P	P
Industrial Uses									
High-tech industry	X	P	X	X	P	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P
Recreational, Religious, Cultural Uses									
Auditorium ⁶	C	P	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P
Library ⁶	C	P	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P
Open space ⁶	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P	P
Educational Uses									
College/university ⁶	P	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P
Residential Uses									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X	P	X	X	X	X
Housing for the disabled	P	P	P	X	P	X	X	X	X
Apartment	X	P	X	X	P	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X	P	X	X	X	X

Commented [SF14]: This section of the table appears to have been inadvertently duplicated when footnote 10 was added.

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Single-family attached (e.g. rowhouses)	X	C/P 7	X	X	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Residential Uses in Commercial and Industrial Zones									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P 10	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P 7	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P 10	P	X	X	X	X
Housing for the disabled	P	P	P	X/P 10	P	X	X	X	X
Apartment, <u>row houses</u> , multifamily development	X	C/P 7	X/P 10	X/P 10	P-C	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P 10	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Major telecommunication facility ⁶	X	X	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	P	P	P	C	P
Wireless communications facility ^{3,6}	<u>Refer to Chapter 18.35</u> X C C P C P P P P								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential ⁶	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities ⁶	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development ⁴	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. ~~See CMC Chapter 18.35 "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district. Reserved.~~
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.

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8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.

9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;

B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and

C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.

10. Allowed as approved in a mixed use planned development (MXPDP) overlay area.

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

18.07.040 - Table 2—Residential and multifamily land uses.

KEY: P=Permitted Use
 C=Conditional Use
 X = Prohibited Use
 T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	<i>R</i>	<i>MF</i>
Residential Uses		
<i>Adult family home, residential care facility, supported living arrangement, or housing for the disabled 1</i>	P	P
<i>Apartments</i>	P 2	P
<i>Assisted living 1</i>	C	P
<i>Designated manufactured homes</i>	P	P
<i>Duplex or two-family dwelling</i>	C	P
<i>Manufactured home</i>	X	X
<i>Manufactured home park</i>	X	C
<i>Nursing, rest, convalescent, retirement home 1</i>	C	P
<i>Single-family Residential attached housing for three or more units (e.g., rowhouses)</i>	X / P 2	P
<i>Single-family dwelling (detached)</i>	P	P
Incidental Uses		
<i>Accessory dwelling unit</i>	P	P
<i>Animal training, kennel, boarding</i>	X	C
<i>Day care center 1</i>	C	P
<i>Day care, family home</i>	P	P
<i>Day care, minicenter 1</i>	C	P
<i>Electric vehicle battery charging station and rapid charging stations</i>	P	P
<i>Gardening and horticulture activities</i>	P	P
<i>Home occupation</i>	P	P
<i>Bed and breakfast 1</i>	C	C
Recreation/Religious/Cultural		
<i>Church 1</i>	C	C
<i>Community clubs, private or public 1</i>	C	C
<i>Library 1</i>	C	C
<i>Museum 1</i>	C	C
<i>Open space 1</i>	P	P

	<i>R</i>	<i>MF</i>
<i>Public or semi-public building 1</i>	C	C
<i>Park or playground</i>	P	P
<i>Sports fields 1</i>	C	C
<i>Trails</i>	P	P
<i>Educational Uses</i>		
<i>Private, public or parochial school 1</i>	C	C
<i>Trade, technical, business college 1</i>	X	X C
<i>College/university 1</i>	X	X
<i>Communication and Utilities</i>		
<i>Major communication facility 1</i>	X	X
<i>Minor communication facility</i>	€	€
<i>Wireless communication facility 1</i>	Refer to Chapter <u>18.35</u>	
	€	€
<i>Facilities, minor public</i>	C	C
<i>Public utilities, minor</i>	C	C
<i>Pumping station 1</i>	C	C
<i>Railroad tracks and facilities 1</i>	C	C
<i>Temporary Uses</i>		
<i>Sales office for a development in a dwelling 1, 4</i>	T	T
<i>Sales office for a development in a trailer 3, 4</i>	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.

Chapter 18.09 - DENSITY AND DIMENSIONS

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 24}
Bulk Regulations									
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a
Minimum lot area (square feet)	5,000	Note ± None	Note ± None	Note ± None	1,800	10,000	½ acre	Note ± None	10 acres
Minimum lot width (feet)	40	None ^{Note ±}	None ^{Note ±}	Note ± None	Note ± None	100	100	Note ± None	Not specified
Minimum lot depth (feet)	40	None ^{Note ±}	None ^{Note ±}	Note ± None	Note ± None	Note ± None	100	Note ± None	Not specified
Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.									

Commented [LH15]: Density is added to this table similar to the residential table.

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	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 24}
Minimum front yard (feet) ^{Note 3}	15	Note None	Note None	Note None	Note None	Note 3 ⁶ Not specified	15	Note 1 None	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	Note 1 None/10 ^{Note 12}	Note 1 None	Note 1 None	Note 1 None	Note 1 None	15' or 25' if abutting a residential area	15	Note 1 None	100' for building; 25' for parking
Minimum rear yard (feet)	Note 1 None	Note 1 None	Note 1 None	Note 1 None	Note 1 None	25'	50	Note None	100' for building; 25' for parking area
Lot Coverage									
Lot coverage (percentage)	85%	Note 1 None	Note 1 None	Note 1 None	Note 1 None	70%	50%	Note 1 None	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	Note 1 None	Note 1 None	Note 1 None	Note 1 None	acre or less: 35' 1 to 2 acres: 45' 2 acres or more: 60'	Note 1 None	Note 1 None	60

Notes:

- ~~1. No limitation.~~
- ~~2. If along a flanking street of corner lot.~~
- ~~3. On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.~~
- ~~24. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapters 18.20 North Dwyer Creek Residential Overlay and 18.21 Light Industrial/Business Park.~~
- 5. Existing non-conforming R residential dwelling units shall satisfy the setbacks of CMC Section 18.09.040 Table 21, based on comparable lot size.
- 36. Maximum setback at front building line is ten feet.

18.09.040 - Table 21—Density and dimensions—Single-family residential zones.
 Density and Dimensions for Single-family Residential Zones ¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/ gross-net acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
		9,000	12,000	14,000	18,000	24,000	
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
B. Density Transfer Lots ¹							
Maximum density (dwelling units/ net gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35

Commented [LH16]: Consistency with buildable (unencumbered) lands data and realistic expectations for developers.

Commented [SF17]: Allows more flexibility, but does not create lots that can later be divided as their size is just under double the average lot size of the zone. For example, in an R-6 zone, a 12,000 square foot lot can be divided into two lots with an average size of 6,000 square feet each.

18.09.040 - Table 2—Building setbacks for single-family residential zones.

Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15-20	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40

Commented [SF18]: Separate the dimension tables to reduce the confusion of setbacks being based on lot sizes. Also, two zones will not be part of the table above, which would further confuse this chart after revision.

Notes to Tables 1 and 2:

- For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.
- Setbacks ~~may be reduced to~~ must be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.
- Maximum building height: three stories and a basement, not to exceed height listed.
- For parcels with an existing dwelling, a one time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.

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5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.
6. The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.

18.09.050 – Table 1 Density and dimensions for multifamily residential zones.

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per <u>gross-net</u> acre)	10	18	24	18/24
Minimum density (dwelling units per <u>netgross</u> acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	30-36	20-26	20	0-None
Minimum lot depth (feet)	70	60	60	0-None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/2018	10/2018	10/2018	0/2018
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	3 ^{Note-1}	0 / <u>If abutting R-zone than setback is 10'</u>
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0 / <u>If abutting R-zone than setback is 10'</u>
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45 ^{Note 2}	45 ^{Note-2}	18 ^{Note 3}

Commented [LH19]: Driveways are not deep enough as vehicles hang out over the sidewalk.

Table 3 Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.
4. GFA in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.

18.09.140 - Front yard—Exception.

- A. Commercial and Industrial Districts. For a lot in a NC, CC, RC, LI or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.
- B. Sloping Lot in any Zone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than 18 feet from the back of the sidewalk.

Chapter 18.11 - PARKING

Sections:

18.11.020 - Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. ~~The city is directed to promulgate and enforce standards for maneuvering aisles and parking stall dimensions, and to make such standards available to the public.~~
 - 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of 9.0 feet in width;
 - b. Standard spaces shall be a minimum of 18.0 feet in length.
 - 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be 15 feet
 - b. Two-way aisle width shall be 24 feet
- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

Chapter 18.13 - LANDSCAPING

Sections:

18.13.010 - Purpose.

The purpose of this chapter is to establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of parking areas, provide for shade, minimize erosion, and to implement the comprehensive plan goal of preserving natural beauty in the city.

18.13.020 - Scope.

Landscaping standards shall apply to all new multifamily, commercial, industrial, ~~and~~ governmental uses, including change of use, and parking lots ~~of with greater than four spaces, and any development that is subject to Design Review (Refer to Chapter 18.19 Design Review) or more.~~

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as churches, schools, civic organizations, etc., the standards for landscaping will be the same as the landscaping standards in community commercial zones.

18.13.030 - Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

18.13.040 - Procedure.

Detailed plans for landscaping shall be submitted with plans for building and site improvements. Included in the plans shall be type and location of plants and materials.

18.13.050 - Landscaping standards.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character. The required landscaping must be a combination of trees, shrubs, and ground cover to achieve these purposes.
- ~~C. Plants that minimize upkeep and maintenance shall be selected.~~
- ~~D. Plants shall complement or supplement surrounding natural vegetation.~~
- ~~E. Plants chosen shall be in scale with building development.~~
- ~~F. Minimum landscaping as a percent of gross site area shall be as follows:~~

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	15%
MX	15%
NC, MF	<u>510%</u> on lots less than 10,000 square feet; 15% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

Commented [SF20]: Goal is to remove language and standards that are within the engineering Design Standards Manual, unless a code regulation would be more appropriate.

Commented [SF21]: Consistent with the requirements within the Camas Design Standard Manual.

- ~~G. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of one and one-half inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.~~
- ~~H. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.~~
- ~~I. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).~~
- ~~J. Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.~~
- ~~K. Appropriate measures shall be taken, e.g., installations of watering-irrigation systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.~~
- ~~L. Trees shall not be planted closer than twenty-five feet from the curb line of the intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.~~
- ~~M. Street trees shall not be planted closer than twenty feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least twenty feet distant.~~

Commented [SF22]: Throughout the code, the minimum tree size is 2"

N. Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.

O. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

P. Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable nonpermanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.

Q. Required trees, as they grow, shall be pruned to their natural form to in accordance with the International Society of Arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

R. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

S. Vision clearance hazards shall be avoided/prohibited.

T. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

Commented [SF23]: Recommended by the city's consulting arborist.

Commented [SF24]: Recommended by the city's consulting arborist.

Commented [LH25]: This section was added in an attempt to lessen the impact of new development adjacent to different zones. This section is very similar to the previously approved MXPD chapter that was repealed.

18.13.055 - Landscape buffering standards.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1- Landscape Buffers

Abutting zone	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site								
Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1. General Landscaping.

a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

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b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.

b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

a. F1, Partially Sight-Obscuring Fence.

i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.

ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2, Fully Sight-Obscuring Fence.

i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.

ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.

b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.

c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.13.060 - Parking areas.

A. Parking areas are to be landscaped at all perimeters.

- B. All parking areas shall provide interior landscaping for shade and visual relief.
- C. Parking lots shall have a minimum ratio of one tree per six double-loaded stalls or one tree per three single-loaded stalls (See Figure 18.13-1).

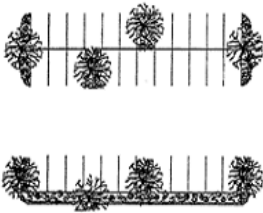


Figure 18.13-1 Parking Lot Planting Islands

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas shall provide a five-foot minimum width of clear planting space.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13-2).

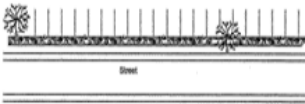


Figure 18.13-2 Parking Lot Landscape Divider Strip

18.13.070 - Assurance device.

In appropriate circumstances, the city may require a reasonable performance of maintenance assurance device, in a form acceptable to the finance department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS

18.17.050 — Fences and walls.

A. Purpose. The purpose of this section is to provide minimum regulations for fences and masonry walls, with the desired objectives of privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.

B. Permits. If a fence or wall is over six feet high then a building permit will be required, and the fencing/wall must meet required setbacks.

BC. Heights and Location.

1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.

~~1-2. A fence/wall shall not exceed 42 inches high in the front yard.~~ The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title. ~~See Figure 18.17.050-1.~~



Figure 18.17.050-1 Fence Heights

- ~~C. A fence shall not exceed three and one-half feet (forty-two inches) in height in the front yard.~~
- D. Access. No fence/wall shall be constructed so as to:
 - ~~1. (1) block Block or restrict vehicular access to a dedicated alley, access or way, or~~
 - ~~2. (2) create Create a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access.~~
 - ~~1. Fences over three and one-half feet shall not be placed in the vision clearance area on corner lots.~~
- E. Prohibited Materials. Fiberglass sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing or wall material, unless otherwise allowed in commercial and industrial zones.
- F. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six-foot high, nonview obscuring fence.
- ~~G. Measurement of Fence and Wall Height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of such wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.~~
- H.G. Agriculture/Ranching (A/R) Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair and replacement of existing fences shall be governed by state law.
- H.H Security fencing may be permitted with the following limitations:
 - 1. The security fencing shall consist of not more than four strands of barbed wire located on the top of a six-foot high fence; and
 - 2. The security fencing shall be associated with a commercial or industrial development.

Commented [SF26]: Is the intent to have chainlink versus a solid fence, or is it to not obstruct views at corners?

Commented [SF27]: Moved measurement to "C" above.

18.17.060 - Retaining walls.

- A. Permits required. Building permits are required for retaining walls over 4'-0" in height, and for retaining walls that support additional weight (e.g. steep slopes, buildings, parking areas). Retaining walls are measured from the bottom of the footing to the top of the wall.
- B. Drainage required behind retaining wall to relieve build-up of water pressure.

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C. Exterior Facing Retaining Walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060 1 Exterior Facing Retaining Walls).

- a. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed 42" (front yard) or 6'-0" (side and rear yards), or setback a distance of one foot for every foot in height of fence in excess of allowed height.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.
- c. Retaining walls over 6'-0" in height will be subject to Design Review approval.

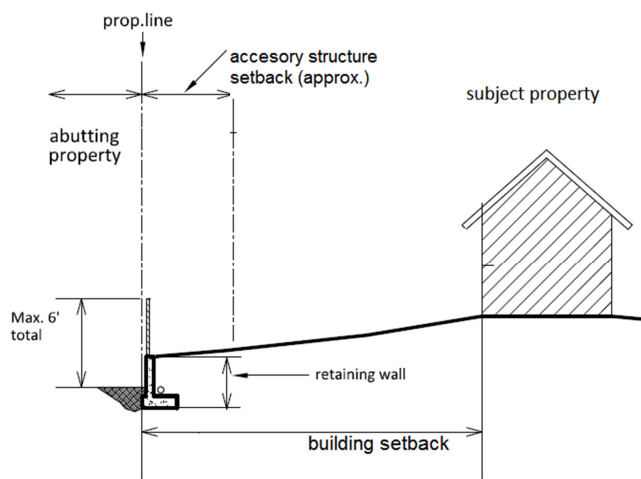


Figure 18.17.060-1 Exterior Facing Retaining Wall

D. Interior Facing Retaining Walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060 2 Interior Facing Retaining Walls)

- a. When fence is atop the retaining wall, then the total height of fence shall not exceed 42" (front) or 6'-0" (side and rear) depending on location, unless fence meets setbacks.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.

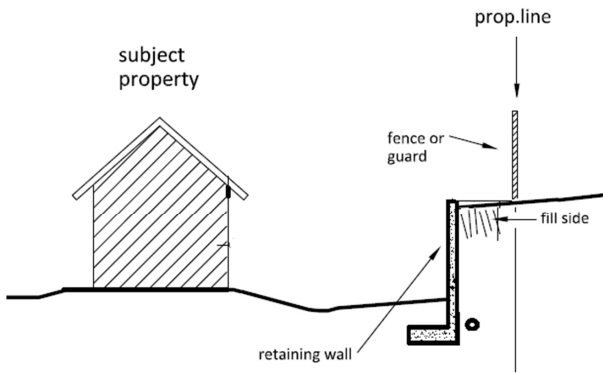


Figure 18.17.060-2 Interior Facing Retaining Wall

~~A. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed. See Figure 18.17.060-1(A) Retaining Walls.~~

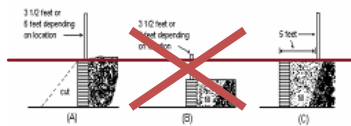


Figure 18.17.060-1 Retaining Walls

~~B. Where a retaining wall contains a fill above the natural grade, and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A nonsight obscuring fence up to three and one-half feet in height may be erected at the top of the retaining wall for safety. See Figure 18.17.060-1(B) Retaining Walls.~~

~~C. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall shall be setback a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained. See Figure 18.17.060-1(C) Retaining Walls.~~

Chapter 18.51 - COMPREHENSIVE PLAN **AND ZONING** AMENDMENTS

Sections:

Commented [LH28]: These revisions are to include approval criteria for map and code change amendments.

18.51.010 - Application ~~and criteria therein~~for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

- A. A detailed statement of what is proposed and why;
- B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;
- C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;
- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;
- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;
- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;
- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and
- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

18.51.020 - Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

- A. In the months of November and December, city staff and applicants shall complete preapplication meetings;
- B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;
- C. The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. In the months of February and March of each year, the city shall review all proposed changes (including any changes initiated by the city). If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed. ~~The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period.~~

18.51.025 – Zoning code map and text and map amendments.

- A. Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV decision legislative process per CMC 18.55.030.G, which may be adopted by the city council at any time after public notice and hearings, and planning commission consideration and recommendations as provided by law, except as provided in this chapter with respect to the official zoning map.
- B. Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application per CMC 18.55.030.C:
 1. An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.
 2. Narrative that addresses the following criteria:
 - a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;
 - b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;

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- c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;
- d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;
- e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- f. Specific information about the intended use and development of the property.

18.51.030 - ~~Staff report~~Evaluation Criteria.

~~For consideration for~~ any proposed amendment to either the comprehensive plan, zoning code text or, or development regulations. ~~The~~ planning department shall prepare and submit to the planning commission a staff report which addresses ~~evaluates~~ the following:

- ~~A. The issues set forth in this chapter;~~
- ~~BA.~~ Impact upon the City of Camas comprehensive plan and zoning code;
- ~~CB.~~ Impact upon surrounding properties, if applicable;
- ~~DC.~~ Alternatives to the proposed amendment; and
- ~~ED.~~ Appropriate ~~Relevant~~ code citations and other ~~adopted relevant~~ documents that may be affected by the proposed change.
- ~~F. The SEPA checklist and determination.~~

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination. -

~~18.51.040 - Notification and hearing.~~

~~Upon consideration of any amendment, modification, or alteration to the comprehensive plan or zoning code, the planning commission shall hold at least one public hearing on the proposed amendment. Any person can submit written comment to the department prior to the public hearing, and/or present oral testimony at the public hearing. Notice of the time, place, and purpose of such public hearing shall be published in the official newspaper of the city in accordance with CMC Section 18.55.320 Type IV - Legislative hearing process. The hearing may be continued from time to time at the discretion of the planning commission, but no additional notices need be published.~~

Commented [SF29]: This section is redundant as it is provided within Chapter 18.55.

18.51.050 - Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

- A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:
 - 1. The application and criteria established therein;
 - 2. The staff report and recommendation;
 - 3. The planning commission recommendation;
 - 4. The public interest.
- B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:
 - 1. Approve as recommended;
 - 2. Approve with additional conditions;
 - 3. Modify, with or without the applicant's concurrence;
 - 4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
 - 5. Remand the proposal back to the planning commission for further proceedings.

DRAFT AMENDMENTS TO TITLE 18 - ZONING

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Chapter 18.05 - ZONING MAP AND DISTRICTS	3
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Chapter 18.03 - DEFINITIONS

18.03.030 - Definitions for land uses.

For the purposes of this title, the following definitions shall apply:

"Food carts/ food trucks / food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer.. Restaurants or fast food restaurants in a permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

Kennel / commercial boarding (primary use) means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels / boarding must be entirely indoors, unless otherwise approved with a Type III permit.

Kennel / boarding (incidental use) means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 - Public disturbance noises.

18.03.040 - Definitions for development terms.

As used in this title:

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas. Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.

"Developer" means the applicant for the proposed land use or development proposal.

"Development" within the area of special flood hazard means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include parcels.

"Lot area" means the total square footage of a lot.

"Lot coverage" means the portion of a lot that is occupied by the principal and accessory buildings, including all projections except eaves, expressed as a percentage of the total lot area.

"Lot depth" means the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

"Lot line" means the property line bounding a lot.

Lot Line, Front. "Front lot line" means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley.

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an irregular shaped lot, a line ten feet in length within the lot parallel to and most distant from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figure 18.03-6.

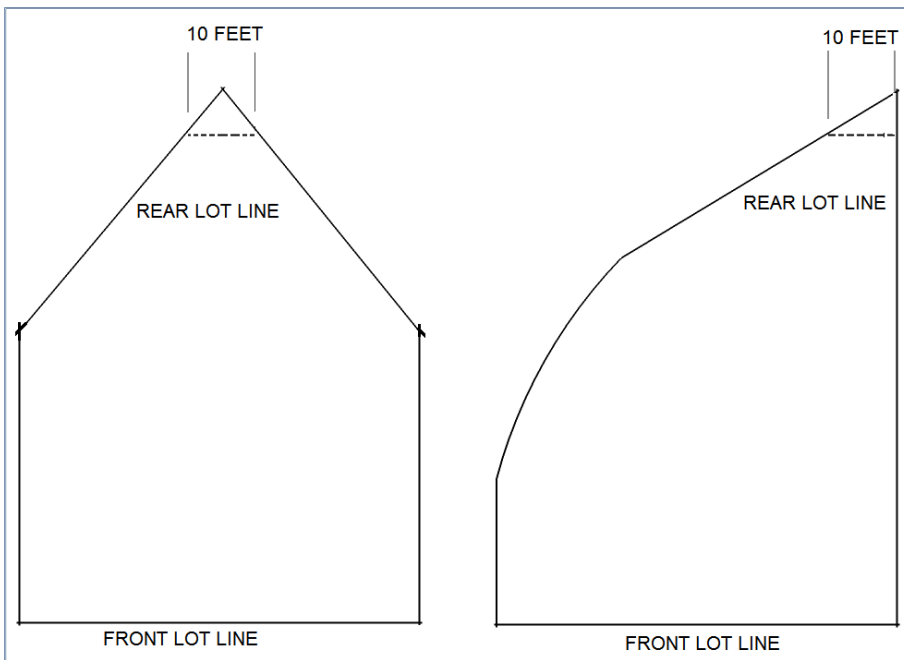


Figure 18.03-6 Rear Lot Line in the Case of an Irregular Lot

Lot Line, Side. "Side lot line" means any lot line not a front or rear lot line. See Figure 18.03-8.

"Lot width" means the horizontal distance between the side lot lines at the front of the building envelope.

Lot, Corner. "Corner lot" means a lot abutting on two intersecting streets other than an alley provided that the streets do not intersect at an angle greater than one hundred thirty-five degrees. See Figure 18.03-7.

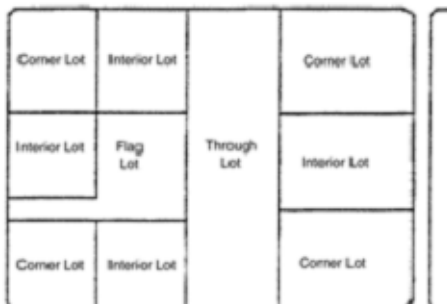


Figure 18.03-7 Lot Configuration

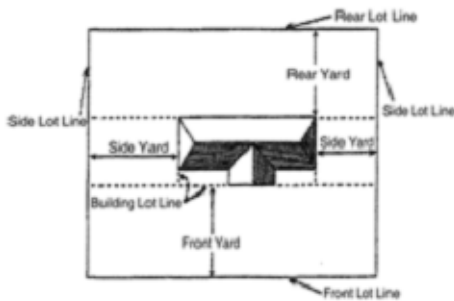


Figure 18.03-8 Yard and Lot Lines

Chapter 18.05 - ZONING MAP AND DISTRICTS

Sections:

18.05.010 - Zoning maps administration.

- A. This title shall consist of the text titled the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the mayor and the city clerk, and marked and designated as "The Zoning Map of the City of Camas," which map or book of maps shall be placed on file in the offices of the city clerk, county auditor, and other city departments. This title, and each and all of its terms and map details, is to be interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the maps and the text of this code the text shall prevail.
- B. Zoning text and map amendments. Amendments may be proposed by city council or by the planning commission on its own motion, or such an amendment may be proposed by an applicant or city staff pursuant to CMC Chapter 18.51 Comprehensive Plan and Zoning Amendments.
- C. Administration and Procedures. A correct copy of each amendment to the text or to the map established by this title shall be maintained on file in the offices of the city clerk and the planning official.
- D. Site Specific Rezones. A site specific rezone involves an application of an owner of a specific parcel or set of contiguous parcels that does not require modification of the comprehensive plan. Site specific rezones are decided by the hearing officer after a public hearing. The criteria for reviewing and approving a site specific rezone are as follows:
 - 1. The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest.
 - 2. The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.
- E. Timing and Responsibility for Updating Official Zoning Map. All amendments hereafter made to the zoning map by ordinance shall be shown on such map(s), and it shall be the responsibility of the planning official to keep the maps up to date at all times. Any amendments to the zoning map shall be made in accordance with the comprehensive plan map, as amended.

18.05.020 - Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation

Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space

18.05.030 - Boundary determination.

Unless otherwise specified or shown on the zoning map, district boundaries are lot lines or the centerlines of streets, alleys, railroad, and other rights-of-way:

- A. Where boundaries are other than lot lines or centerlines of streets, alleys, railroad, and other rights-of-way, they shall be determined by dimensions shown on the zoning map;
- B. Where actual streets or other features on the ground vary from those shown on the zoning map, interpretations or adjustments shall be made by the planning commission;
- C. Where a district boundary line, as shown on the zoning map, divides a lot in single ownership at the time of passage of the code, the zoning district classification that has been applied to greater than fifty percent of such lot shall apply.

18.05.040 - Residential and multifamily zones.

- B. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- C. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
- D. R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
- E. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.

- F. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- H. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- I. MF-18 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

18.05.050 - Commercial and industrial zones.

The purpose of the commercial, industrial, and high technology zones are to provide services and employment primarily to residents. These areas are zoned according to the services they provide. As a result, each zone has different characteristics as summarized below:

- A. NC Neighborhood Commercial. This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the city. Convenience goods (e.g., food, drugs and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered.
- B. CC Community Commercial. This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the neighborhood commercial zone district. Typical goods include clothing, hardware and appliance sales. Some professional services are offered, e.g., real estate office or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the neighborhood commercial zone.
- C. RC Regional Commercial. This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population.
- D. DC Downtown Commercial. This zone is designated as a large community commercial area, providing a large range of goods and services. This area is designed to promote commercial diversification to serve the immediate residential and office uses in the surrounding areas. Compact development is encouraged that is supportive of transit and pedestrian travel, through higher building heights and floor area ratios than those found in other commercial districts.
- E. LI Light Industrial. This zone provides for uses that are more compatible with commercial, residential, or multifamily uses. Typical uses in this zone include assembly and manufacturing of electronic and precision instruments. More intensive industry, e.g., metal fabrication, is excluded.
- F. LI/BP Light Industrial/Business Park. This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well-designed buildings and near major traffic corridors is anticipated.
- G. HI Heavy Industrial. This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.
- H. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel.

18.05.060 - Overlay zones/special planning areas.

Overlay zones implement the goals and values expressed in the comprehensive plan. Uses within this area may be subject to standards which deviate from those in the primary zone.

18.05.070 - Park zoning.

The park zoning districts provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and visitors. These districts apply only to land held in public trust.

Chapter 18.07 - USE AUTHORIZATION

Sections:

18.07.010 - Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied or maintained. The use is considered permanently established when that use will, or has been, in continuous operation for a period exceeding sixty days. A use which will operate for less than one hundred eighty days is considered a temporary use, and shall be governed by Chapter 18.47 "Temporary Use Permits." All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city.

18.07.020 - Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."
- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.
- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, the community development director may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:
 - 1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and
 - 2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Commercial Uses									
Animal kennel, commercial boarding ⁶	X	X	X	P ¹¹	X	P ¹¹	X	P ¹¹	P ¹¹
Animal shelter ⁶	X	X	X	C	X	C	X	C	P
Antique shop ⁶	P	P	P	P	P	C	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P
Book store ⁶	C	P	P	P	P	P	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	X	C	P
Clothing store ⁶	C	P	P	P	P	P	X	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	X	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P
Department store ⁶	X	P	C	P	P	P	X	P	X
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	P	P ⁵	P	P
Event center	X	P	C	P	C	P	P	P	P
Feed store ⁶	X	X	X	P	X	C	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X	X
Florist shop ⁶	P	P	P	P	P	P	P ⁵	P	X
Food cart/ Food truck / Food delivery business ⁶	C	P	C	P	C	P	C	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X
Household appliance repair ⁶	X	P	C	P	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P
Marijuana processor	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	X	P	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P
Pet shops ⁶	X	P	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	X	C	P
Research facility ⁶	X	P	C	C	X	P	P	P	P
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Truck terminals ⁶	X	C	X	C	X	X	X	C	P
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P
Manufacturing and/or processing of the following:									
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P
Food production or treatment	X	X	X	C	C	P	X	P	C
Foundry	X	X	X	X	X	X	X	C	C
Furniture manufacturing	X	P	X	X	C	C	X	P	P
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	C	P	C	P
Electronic equipment	X	P	X	X	X	X	P	P	P
Industrial Uses									
High-tech industry	X	P	X	X	P	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P
Recreational, Religious, Cultural Uses									
Auditorium ⁶	C	P	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P
Library ⁶	C	P	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P
Open space ⁶	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P	P
Educational Uses									
College/university ⁶	P	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P
Residential Uses in Commercial and Industrial Zones									
Adult family home	C	P	P	X	P	X	X	X	X

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Assisted living	C	P	P	X/P ₁₀	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ₇	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P ₁₀	P	X	X	X	X
Housing for the disabled	P	P	P	X/P ₁₀	P	X	X	X	X
Apartment, row houses, multifamily development	X	C/P ₇	X/P ₁₀	X/P ₁₀	C	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P ₁₀	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Wireless communications facility	Refer to Chapter 18.35								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential⁶	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities⁶	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development⁴	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. Reserved.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.

9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;

B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and

C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.

10. Allowed as approved in a mixed use planned development (MXPD) overlay area.

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

18.07.040 - Table 2—Residential and multifamily land uses.

KEY: P=Permitted Use

C=Conditional Use

X = Prohibited Use

T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	<i>R</i>	<i>MF</i>
<i>Residential Uses</i>		
<i>Adult family home, residential care facility, supported living arrangement, or housing for the disabled 1</i>	P	P
<i>Apartments</i>	P 2	P
<i>Assisted living 1</i>	C	P
<i>Designated manufactured homes</i>	P	P
<i>Duplex or two-family dwelling</i>	C	P
<i>Manufactured home</i>	X	X
<i>Manufactured home park</i>	X	C
<i>Nursing, rest, convalescent, retirement home 1</i>	C	P
<i>Residential attached housing for three or more units (e.g., rowhouses)</i>	X / P 2	P
<i>Single-family dwelling (detached)</i>	P	P
<i>Incidental Uses</i>		
<i>Accessory dwelling unit</i>	P	P
<i>Animal training, kennel, boarding</i>	X	C
<i>Day care center 1</i>	C	P
<i>Day care, family home</i>	P	P
<i>Day care, minicenter 1</i>	C	P
<i>Electric vehicle battery charging station and rapid charging stations</i>	P	P
<i>Gardening and horticulture activities</i>	P	P
<i>Home occupation</i>	P	P
<i>Bed and breakfast 1</i>	C	C
<i>Recreation/Religious/Cultural</i>		
<i>Church 1</i>	C	C
<i>Community clubs, private or public 1</i>	C	C
<i>Library 1</i>	C	C
<i>Museum 1</i>	C	C
<i>Open space 1</i>	P	P
<i>Public or semi-public building 1</i>	C	C
<i>Park or playground</i>	P	P
<i>Sports fields 1</i>	C	C
<i>Trails</i>	P	P

	R	MF
<i>Educational Uses</i>		
<i>Private, public or parochial school 1</i>	C	C
<i>Trade, technical, business college 1</i>	X	C
<i>College/university 1</i>	X	X
<i>Communication and Utilities</i>		
<i>Wireless communication facility</i>	Refer to Chapter 18.35	
<i>Facilities, minor public</i>	C	C
<i>Public utilities, minor</i>	C	C
<i>Pumping station 1</i>	C	C
<i>Railroad tracks and facilities 1</i>	C	C
<i>Temporary Uses</i>		
<i>Sales office for a development in a dwelling 1, 4</i>	T	T
<i>Sales office for a development in a trailer 3, 4</i>	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.

Chapter 18.09 - DENSITY AND DIMENSIONS

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 2}
Bulk Regulations									
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a
Minimum lot area (square feet)	5,000	None	None	None	1,800	10,000	½ acre	None	10 acres
Minimum lot width (feet)	40	None	None	None	None	100	100	None	Not specified
Minimum lot depth (feet)	40	None	None	None	None	None	100	None	Not specified
Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.									
Minimum front yard (feet)	15	None	None	None	Note 3	Not specified	15	None	5' per 1 foot of building height

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 2}
									(200' minimum)
Minimum side yard (feet)	None/10 ^{Note 1}	None	None	None	10'	15' or 25' if abutting a residential area	15	None	100' for building; 25' for parking
Minimum rear yard (feet)	None	None	None	None	25'	25'	50	None	100' for building; 25' for parking area
Lot Coverage									
Lot coverage (percentage)	85%	None	None	None	1 story (60%) 2 stories or more (50%)	70%	50%	None	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	None	None	None	None	acre or less: 35' 1 to 2 acres: 45' 2 acres or more: 60'	None	None	60

Notes:

1. If along a flanking street of corner lot.
2. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.
3. Maximum setback at front building line is ten feet.
5. Existing non-conforming residential dwelling units shall satisfy the setbacks of CMC Section 18.09.040 Table 1, based on comparable lot size.

18.09.040 - Table 1—Density and dimensions—Single-family residential zones.
Density and Dimensions for Single-family Residential Zones ¹

	R-6	R-7.5	R-10	R-12	R-15
A. Standard New Lots					
Maximum density (dwelling units/net acre)	7.2	5.8	4.3	3.6	2.9
Average lot area (square feet) ⁵	6,000	7,500	10,000	12,000	15,000
Minimum lot size (square feet)	4,800	6,000	8,000	9,600	12,000
Maximum lot size (square feet) ⁴	9,000	12,000	14,000	18,000	24,000
Minimum lot width (feet)	60	70	80	90	100
Minimum lot depth (feet)	90	90	100	100	100
Maximum building lot coverage	40%	40%	35%	30%	30%
Maximum building height (feet) ³	35	35	35	35	35
B. Density Transfer Lots ¹					
Maximum density (dwelling units/net acre)	7.2	5.8	4.3	3.6	2.9
Minimum lot size (square feet)	4,200	5,250	7,000	8,400	10,500
Maximum lot size (square feet) ⁴	7,200	9,000	12,000	14,400	18,000
Minimum lot width (feet) ¹	50	60	60	70	80
Minimum lot depth (feet) ¹	80	80	90	90	100
Maximum building lot coverage	40%	40%	40%	35%	35%
Maximum building height (feet) ³	35	35	35	35	35

18.09.040 - Table 2—Building setbacks for single-family residential zones.

Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 or more sq. ft.
Minimum front yard (feet)	20	20	25	30
Minimum side yard and corner lot rear yard (feet)	5	5	10	15
Minimum side yard flanking a street (feet)	15	20	25	30
Minimum rear yard (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40

Notes to Tables 1 and 2:

1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.
2. Setbacks must be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.
3. Maximum building height: three stories and a basement, not to exceed height listed.
4. For parcels with an existing dwelling, a one time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.

5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.
6. The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.

18.09.050 – Table 1 Density and dimensions for multifamily residential zones.

	MF-10	MF-18		MF-C Overlay
Density				
Maximum density (dwelling units per net acre)	10	18		24
Minimum density (dwelling units per net acre)	6.0	6.0		6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100		None
Minimum lot width (feet)	36	26		None
Minimum lot depth (feet)	70	60		None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max		1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/20	10/20		0/20
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}		0 / If abutting R-zone than setback is 10'
Minimum side yard, flanking a street (feet)	15	15		15
Minimum rear yard	10	10		0 / If abutting R-zone than setback is 10'
Lot coverage				
Maximum building lot coverage	55%	65%		Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45 ^{Note 2}		18 ^{Note 3}

Table 3 Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.
4. GFA in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.

18.09.140 - Front yard—Exception.

- A. Commercial and Industrial Districts. For a lot in a NC, CC, RC, LI or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.

- B. Sloping Lot in any Zone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than 18 feet from the back of the sidewalk.

Chapter 18.11 - PARKING

Sections:

18.11.020 - Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles.
 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of 9.0 feet in width;
 - b. Standard spaces shall be a minimum of 18.0 feet in length.
 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be 15 feet
 - b. Two-way aisle width shall be 24 feet
- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

Chapter 18.13 - LANDSCAPING

Sections:

18.13.010 - Purpose.

The purpose of this chapter is to establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of parking areas, provide for shade, minimize erosion, and to implement the comprehensive plan goal of preserving natural beauty in the city.

18.13.020 - Scope.

Landscaping standards shall apply to all new multifamily, commercial, industrial, governmental uses, including change of use, and parking lots with greater than four spaces, and any development that is subject to Design Review (Refer to Chapter 18.19 Design Review). For conditional uses permitted in residential and multifamily districts, such as churches, schools, civic organizations, etc., the standards for landscaping will be the same as the landscaping standards in community commercial zones.

18.13.030 - Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

18.13.040 - Procedure.

Detailed plans for landscaping shall be submitted with plans for building and site improvements. Included in the plans shall be type and location of plants and materials.

18.13.050 - Landscaping standards.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character. The required landscaping must be a combination of trees, shrubs, and ground cover to achieve these purposes.
- C. Minimum landscaping as a percent of gross site area shall be as follows:

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	15%
MX	15%
NC, MF	10% on lots less than 10,000 square feet; 15% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

- D. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.
- E. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.
- F. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).
- G. Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.
- H. Appropriate measures shall be taken, e.g., installation of irrigation system, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.
- J. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.
- K. Vision clearance hazards shall be prohibited.
- L. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

18.13.055 - Landscape buffering standards.

- A. Landscape buffers shall be in compliance with the below referenced table:

Table 1- Landscape Buffers

Abutting zone ↻	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site ↻								
Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

- a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.
- b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
- b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
- b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

- a. F1, Partially Sight-Obscuring Fence.

- i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
- ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2, Fully Sight-Obscuring Fence.

- i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
- ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

- 5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:
 - a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.
 - b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
 - c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.13.060 - Parking areas.

- A. Parking areas are to be landscaped at all perimeters.
- B. All parking areas shall provide interior landscaping for shade and visual relief.
- C. Parking lots shall have a minimum ratio of one tree per six double-loaded stalls or one tree per three single-loaded stalls (See Figure 18.13-1).

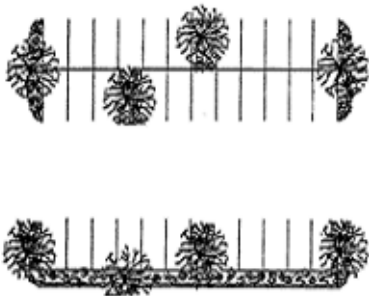


Figure 18.13-1 Parking Lot Planting Islands

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas shall provide a five-foot minimum width of clear planting space.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13-2).

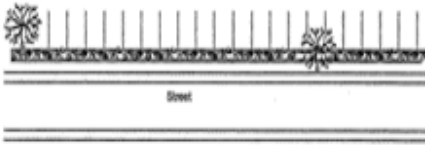


Figure 18.13-2 Parking Lot Landscape Divider Strip

18.13.070 - Assurance device.

In appropriate circumstances, the city may require a reasonable performance of maintenance assurance device, in a form acceptable to the finance department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS

18.17.050 – Fences and walls.

- A. Purpose. The purpose of this section is to provide minimum regulations for fences and masonry walls, with the desired objectives of privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.
- B. Permits. If a fence or wall is over six feet high then a building permit will be required, and the fencing/wall must meet required setbacks.
- C. Height and Location.
 - 1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.
 - 2. A fence/wall shall not exceed 42 inches high in the front yard. The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title
- D. Access. No fence/wall shall be constructed so as to:
 - 1. Block or restrict vehicular access to a dedicated alley, access or way, or
 - 2. Create a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access.
- E. Prohibited Materials. Fiberglass sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing or wall material, unless otherwise allowed in commercial and industrial zones.
- F. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six-foot high fence.
- G. Agriculture/Ranching (A/R) Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair and replacement of existing fences shall be governed by state law.
- H. Security fencing may be permitted with the following limitations:
 - 1. The security fencing shall consist of not more than four strands of barbed wire located on the top of a six-foot high fence; and
 - 2. The security fencing shall be associated with a commercial or industrial development.

18.17.060 - Retaining walls.

- A. Permits required. Building permits are required for retaining walls over 4'-0" in height, and for retaining walls that support additional weight (e.g. steep slopes, buildings, parking areas). Retaining walls are measured from the bottom of the footing to the top of the wall.
- B. Drainage required behind retaining wall to relieve build-up of water pressure.
- C. Exterior Facing Retaining Walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060 1 Exterior Facing Retaining Walls).
 - a. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed 42" (front yard) or 6'-0" (side and rear yards), or setback a distance of one foot for every foot in height of fence in excess of allowed height.
 - b. When retaining wall is over 30" above grade, then guards are required if on the property line.
 - c. Retaining walls over 6'-0" in height will be subject to Design Review approval.

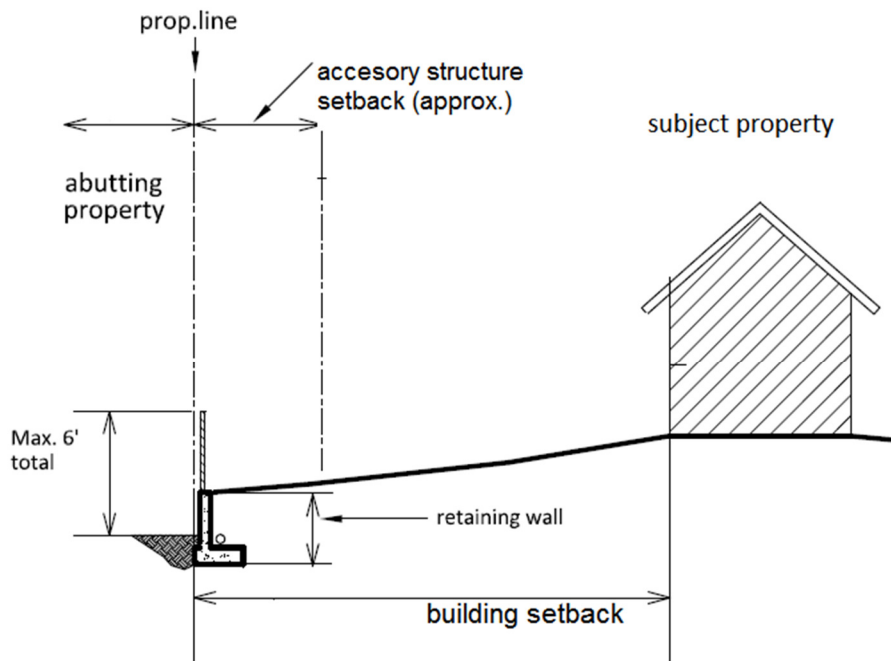


Figure 18.17.060-1 Exterior Facing Retaining Wall

- D. Interior Facing Retaining Walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060 2 Interior Facing Retaining Walls)
- a. When fence is atop the retaining wall, then the total height of fence shall not exceed 42" (front) or 6'-0" (side and rear) depending on location, unless fence meets setbacks.
 - b. When retaining wall is over 30" above grade, then guards are required if on the property line.

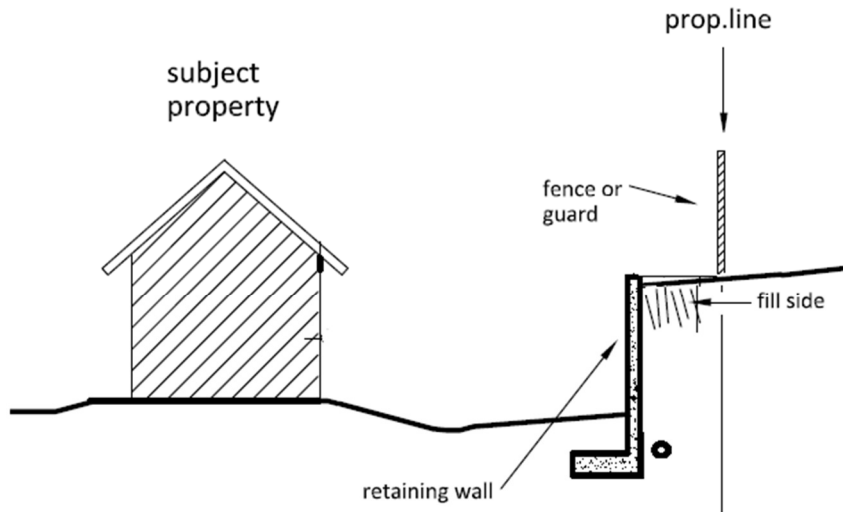


Figure 18.17.060-2 Interior Facing Retaining Wall

Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS

Sections:

18.51.010 - Application for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

- A. A detailed statement of what is proposed and why;
- B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;
- C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;
- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;
- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;
- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;
- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and
- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

18.51.020 - Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

- A. In the months of November and December, city staff and applicants shall complete preapplication meetings;
- B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;
- C. The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed.

18.51.025 – Zoning text and map amendments.

- A. Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV legislative process.
- B. Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application:
 1. An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.
 2. Narrative that addresses the following criteria:
 - a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;
 - b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;
 - c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;

- d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;
- e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- f. Specific information about the intended use and development of the property.

18.51.030 - Evaluation Criteria.

For consideration of any proposed amendment to either the comprehensive plan, zoning code text, or development regulations, the planning department shall prepare and submit to the planning commission a staff report which evaluates the following:

- A. Impact upon the City of Camas comprehensive plan and zoning code;
- B. Impact upon surrounding properties, if applicable;
- C. Alternatives to the proposed amendment; and
- D. Relevant code citations and other adopted documents that may be affected by the proposed change.

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination.

18.51.050 - Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

- A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:
 - 1. The application and criteria established therein;
 - 2. The staff report and recommendation;
 - 3. The planning commission recommendation;
 - 4. The public interest.
- B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:
 - 1. Approve as recommended;
 - 2. Approve with additional conditions;
 - 3. Modify, with or without the applicant's concurrence;
 - 4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
 - 5. Remand the proposal back to the planning commission for further proceedings.

Sarah Fox

From: Shawn <shawnhigh@hotmail.com>
Sent: Sunday, May 07, 2017 5:59 PM
To: Sarah Fox
Subject: Zoning dog training
Attachments: 2015-04.pdf

Hi Sarah, I've spent some time looking up other cities zoning amendments for changes in code and found a couple examples and ideas.

The attachment is from Escondido, CA and refers to dog boarding but had (indoor boarding only). Also saw the sentence elsewhere, " The overnight boarding of pet animals may be permitted if it is an incidental use of the business." I'm also still looking at the residential and multi-family uses Table 2 and wondering if training facility could be included under private school including animals and sports. I'd like to submit a letter for the May 16th zone review to better clarify what I'm looking for in growing High Expectations Dog Training in Camas.

As a side note I read up on the County Historic Preservation Commission and got some info from the owner this last week.

Thanks again for your time and please let me know any feedback you have. Hope you had fun outside this weekend.

Thank you
Shawn High
503-880-0291

ORDINANCE NO. 2015-04

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AMENDING ARTICLE 26 OF THE ESCONDIDO
ZONING CODE PERTAINING TO DOG
BOARDING WITHIN THE M-1 AND M-2 ZONES

Planning Case No. AZ14-0003

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN
as follows:

SECTION 1. That proper notices of a public hearing have been given and
public hearings have been held before the Planning Commission and City Council on
this issue:

SECTION 2. That the City Council has determined that this Zoning Code
Amendment is exempt from the California Environmental Quality Act ("CEQA") in
conformance with Section 15061(b)(3) "General Rule" and finds that no significant
environmental impact will result from approving this code amendment.

SECTION 3. That upon consideration of the staff report; Planning Commission
recommendation; Factors to be Considered, attached as Exhibit "A" to this Ordinance
and incorporated by this reference; and all public testimony presented at the hearing
held on this project, this City Council finds the Zoning Code Amendment to be
consistent with the General Plan and all applicable specific plans of the City of
Escondido.

SECTION 4. That Article 26 of the Zoning Code, Table 26-564 "Permitted and Conditionally Permitted Principal Uses" is amended to include the following use/language:

Use Title	I-O	M-1	M-2	I-P
Dog and Cat Boarding (indoor boarding only). Dog training, feeding and care, animal grooming and 'dog daycare' also allowed. Does not include *dog shelters, animal sales or breeding. *(Dog shelters generally means an establishment, especially one supported by charitable contributions, that provides a temporary home for dogs, cats, and other animals that are offered for adoption).		C	C	

SECTION 5. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 6. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido

EXHIBIT "A"

FACTORS TO BE CONSIDERED AZ14-0003

Zoning Code Amendment

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code Amendment, because dog boarding and care already is allowed within the M-1 and M-2 zone in association with an animal hospital/veterinarian office as an accessory use. The amendment would now allow dog boarding and care as a primary use within the M-1 and M-2 zone through the Conditional Use Permit process. Each request would be evaluated on a case-by-case basis through the CUP process to ensure the public health, safety and welfare would not be adversely affected, and appropriate conditions applied as necessary.
2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties because the zoning category is not being changed. The property involved would be suitable for the uses permitted by the proposed zone because dog boarding already is allowed as an incidental use within the M-1 and M-2 zones. The request now would allow dog boarding as primary use within the M-1 and M-2 zones where more intensive indoor and outdoor uses are directed and allowed. Dog boarding would require a discretionary Conditional Use Permit to be approved to ensure compatibility with adjacent properties.
3. The proposed amendment to allow the boarding of dogs and cats within the M-1 and M-2 zone would be consistent with the goals and policies of the General Plan because it would not diminish the Quality-of-Life Standards of the General Plan, nor adversely impact the community health or natural resources. The proposal would be consistent with the General Plan Economic Prosperity Goals that encourage a wide range of businesses that create and sustain a strong economic base and provide for the full employment of a diverse set of skills. Dog Boarding would provide a needed service for Escondido residents.
4. There are no Specific Plans that would be affected by the proposed code amendment.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 4th day of March, 2015 by the following vote to wit:

AYES : Councilmembers: DIAZ, GALLO, MASSON, MORASCO, ABED

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the
City of Escondido, California

ATTEST:



DIANE HALVERSON, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2015-04 passed at a regular meeting of the City Council of the City of Escondido held on the 4th day of March, 2015, after having been read at the regular meeting of said City Council held on the 4th day of February, 2015.



DIANE HALVERSON, City Clerk of the
City of Escondido, California

ORDINANCE NO. 2015-04

Dear Planning Commission,

I Shawn High and Katie High, as Camas residents, approve and look forward to the zoning revisions proposed involving dog training and kenneling. As a Camas business, High Expectations Dog Training, we have seen excellent growth serving city residents and see much opportunity in expanding our business in both current services, additional employees and expanded services. The need for an expanded dog training school we feel is needed. We look forward to serving the community in a location that is both convenient for our clients and a positive addition to the local community. I understand the difficulties in classifying and defining zoning terms to continue the quality of life for Camas residents while providing business opportunities that our citizens require. We want to thank the planning and development department for their time and extensive knowledge in getting these proposals to you, especially all the work Sarah Fox has provided. Thank you for your consideration.

Shawn High

Katie High

640 NW 10th ave

Camas, WA 98607



1806 SE 202nd Avenue
Camas, Washington 98607

Attachment 5 MC17-02

June 09, 2017

To: City of Camas Community Development

Re: Title 18 Code Changes – 18.09 Density and Dimensions

To Planning Commission and Staff,

We are providing comments for the upcoming Planning Commission hearing to be held on June 20th, 2017.

We have discussed changing aspects of the Building Height code with City management. We have been advised that this Title 18 code change review is the time to request this code revision:

18.09.050 – Table 3 – Density and dimensions for multifamily residential zones

MF-18 Maximum building height (feet): ~~45~~ 50 ^{Note 2}

Note 2 [for MF-18 height]: Maximum building height: Four stories, or three stories and a basement but not to exceed height listed above.

These changes will support a wider variety of housing options, as envisioned by the current Comprehensive Plan and the Mayor's office.

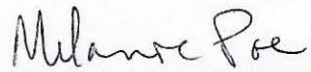
There is demand for larger structures with community rooms by the growing market segments 55+, young professionals and single parents. Smaller units, with views, elevator access, nicer amenities and security are in demand causing these groups to leave the Camas area as this housing option does not exist. A minimum four story building can begin to cover the cost of an elevator, which allows older tenants or guests, and those with physical impairments, to access housing options beyond the first floor. Thus a four story structure with elevator service would provide equal opportunity access to all floors for all ages and disabilities.

More stories also allow for smaller more versatile footprints to achieve density while navigating critical areas and reducing impervious surface.

The current height of 45 feet allows for 4 stories, however the demand for higher ceilings 9 and 10 feet to allow more light should also be accommodated requiring 50 feet. Please see attachments.

Thank you.

Sincerely,



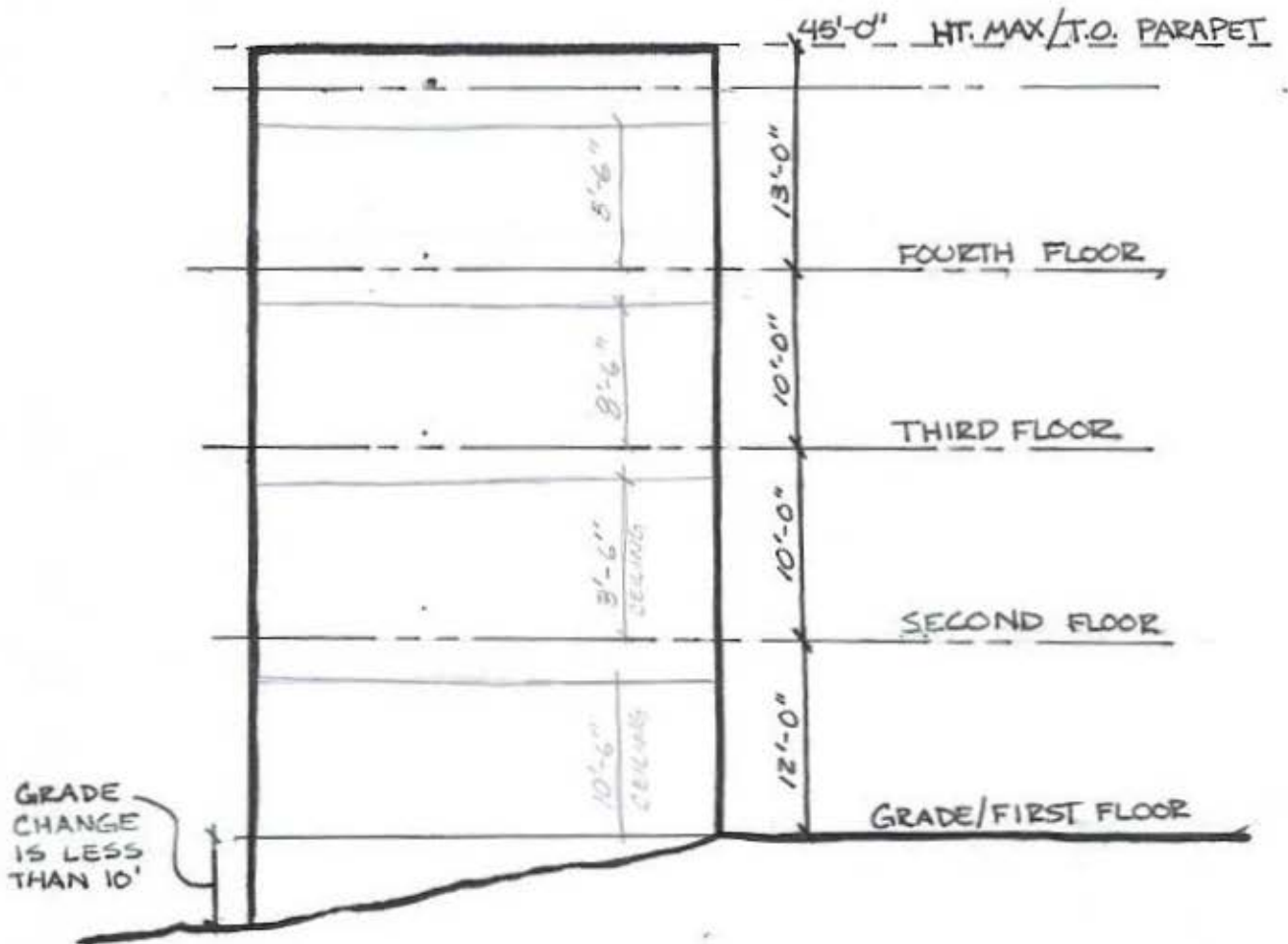
Melanie Poe, Project Manager

Torvale, LLC

melanie.apc@comcast.net

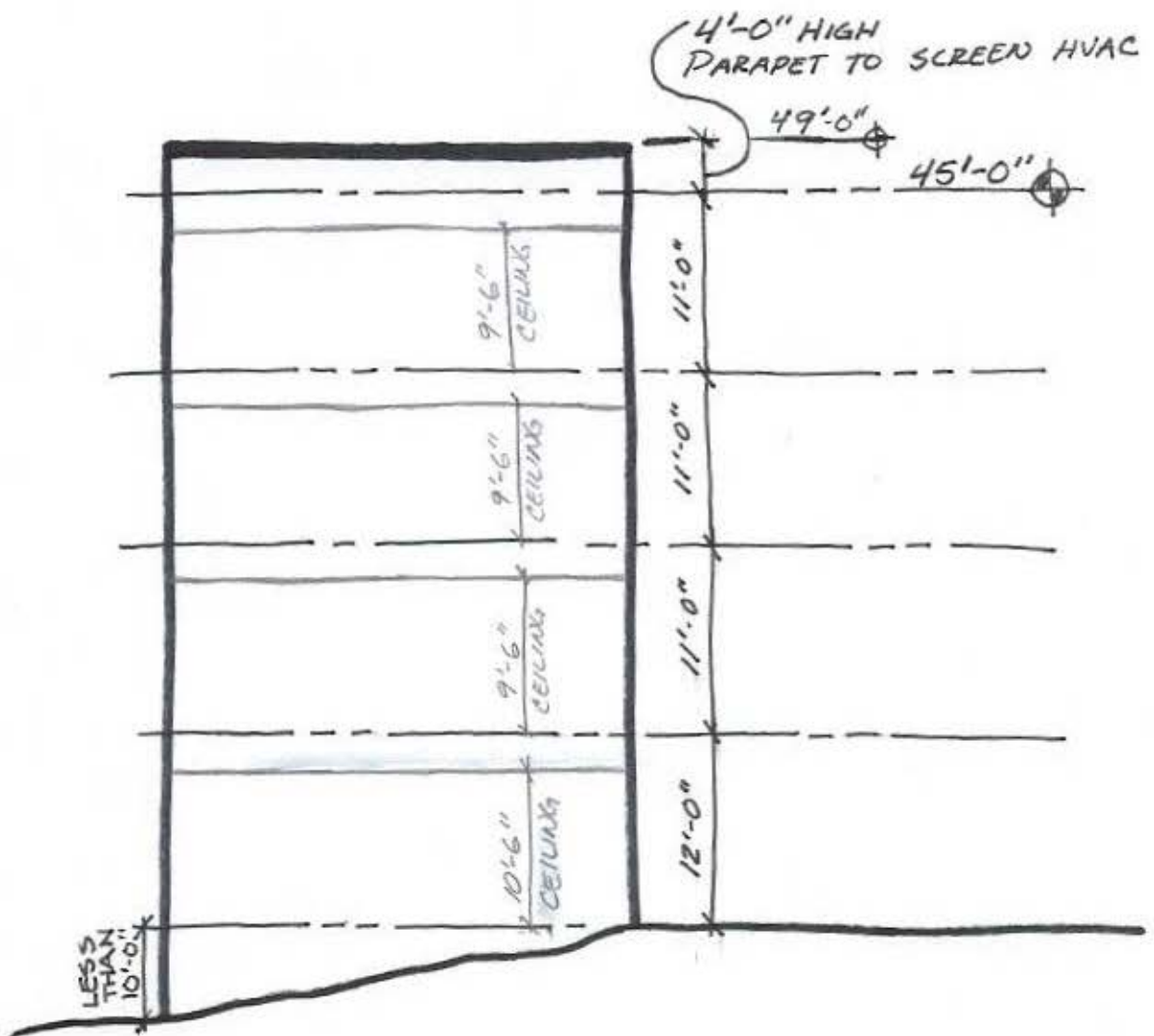
360-947-0347

Attachments (2)



FOUR STORIES UNDER 45'-0" (current code height)





FOUR STORIES UNDER 50'-0" (proposed code height)

11705
 REGISTERED
 ARCHITECT
Antonette Lettiere
 ANTONETTE LETTIERE
 STATE OF WASHINGTON

From: [Melanie Poe](#)
To: [Community Development Email](#)
Subject: Comment for Title 18 Code Changes, Planning Commission Hearing to be held June 20, 2017
Date: Friday, June 09, 2017 4:45:20 PM
Attachments: [170609 Title 18 Code Change Comment.pdf](#)

To Camas Community Development,

Attached please find a comment for Planning Commission hearing to be held on June 20 2017.

Please consider and include comment as part of record of proposed Title 18 code changes.

Thank you.

Best wishes,

Melanie Poe
Project Planner
360-947-0347

From: Melanie Poe <melanie.apc@comcast.net>
Sent: Friday, June 16, 2017 1:00 PM
To: Robert Maul; Sarah Fox
Subject: Re: Question re: Title 18 Code Changes

Hi Sarah,

Based on our conversation today, maybe this suggestion would work:

Change Note 10 to say that uses would be permitted upon approval of a master plan process and development agreement.

Just my two cents :)

Melanie Poe
Project Planner
360-947-0347
melanie.apc@comcast.net

> On Jun 14, 2017, at 4:25 PM, Melanie Poe <melanie.apc@comcast.net> wrote:

>
> Oh, and here is a copy of the table for your reference...

>
> Melanie Poe
> Project Planner
> 360-947-0347
> melanie.apc@comcast.net

> <Title 18 - Residential in RC w Note 10 references highlighted.pdf>
>> On Jun 14, 2017, at 4:24 PM, Melanie Poe <melanie.apc@comcast.net> wrote:

>>
>> Hi Robert and Sarah,
>>
>> I have a question about the proposed Code Changes that will be reviewed in the June 20 hearing.

>>
>> Note 10 of Table 1 - Commercial and Industrial land uses (18.07.030) states that residential will be allowed in certain commercial zones as approved through a MXPD overlay zone.

>>
>> Is this referring to the 18.22 overlay zone that is now defunct? Or can it be construed to mean some other mixed use/master plan review process?

>>
>> Just want to make sure there is an avenue for such a review.

>>
>> Thanks!

>>
>> Melanie Poe
>> Project Planner
>> 360-947-0347
>> melanie.apc@comcast.net

>>
>

Residential Uses									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P 7	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X	P	X	X	X	X
Housing for the disabled	P	P	P	X	P	X	X	X	X
Apartment, row houses, multifamily development	X	P	X	X	P-C	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X	P	X	X	X	X
Single-family attached (e.g. rowhouses)	X	C/P 7	X	X	P	X	X	X	X
Single-family dwelling	X	C/P 7	X	X	P	X	X	X	X
Residential Uses in Commercial and Industrial Zones									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P 10	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P 7	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P 10	P	X	X	X	X
Housing for the disabled	P	P	P	X/P 10	P	X	X	X	X
Apartment, multifamily development	X	C/P 7	X/P 10	X/P 10	P	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P 10	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Major telecommunication facility ⁶	X	X	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	P	P	P	C	P
Wireless communications facility ^{3,6}	Refer to Chapter 18.35 X C C P C P P P P								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential ⁵	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities ⁵	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development ⁴	T	T	T	T	T	T	T	T	T

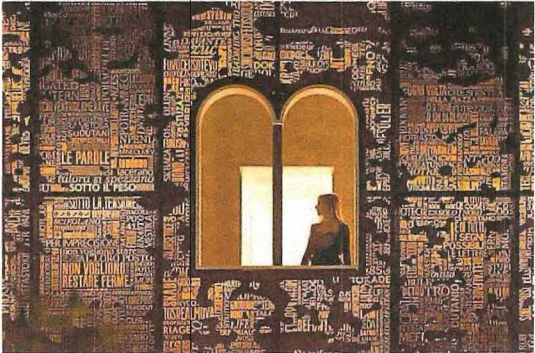
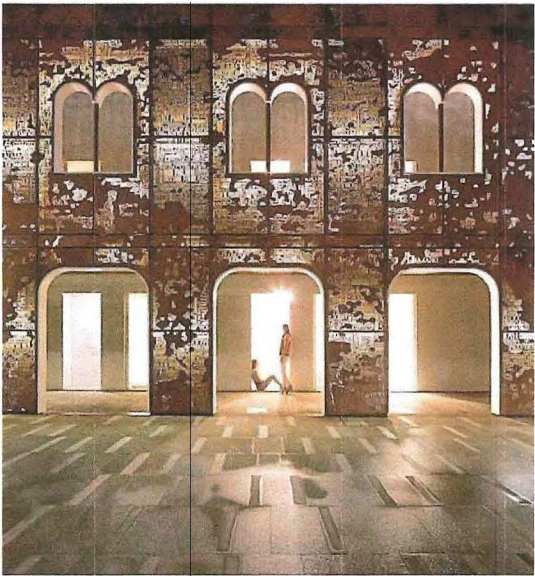
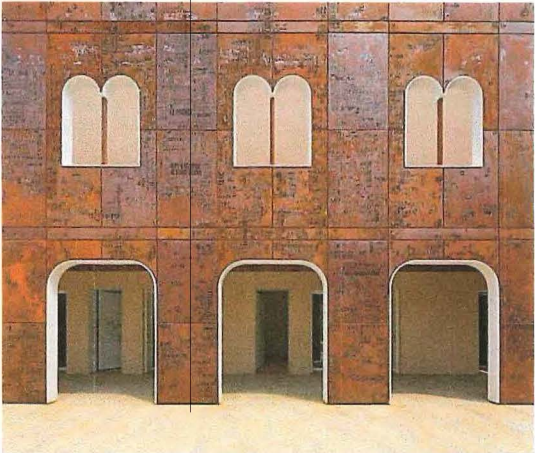
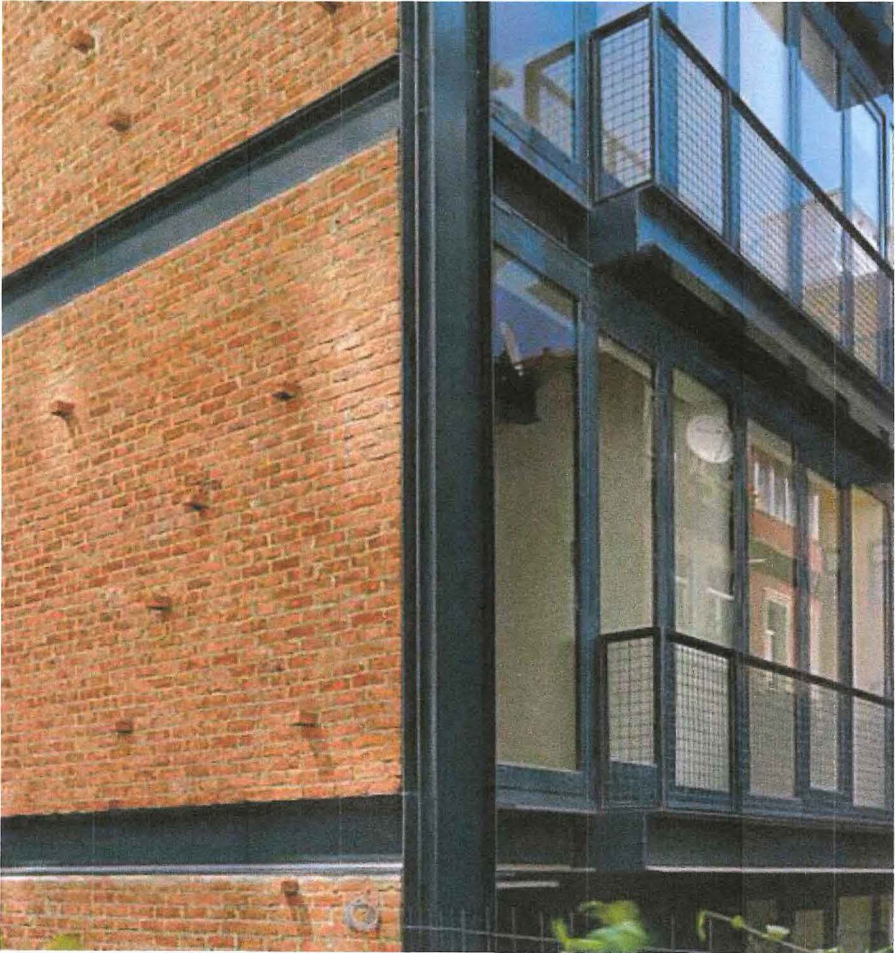
Commented [SF1]: This section was intended to replace the previous "Residential Uses" section of the table when Footnote 10 was added with amendments to a (now repealed) MXP zone. This section should be repealed as the previous section accurately reflects the current codes.

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.

3. ~~See CMC Chapter 18.35 "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district.~~ Reserved.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
10. ~~Allowed as approved in a mixed use planned development (MXPDP) overlay area.~~ Conditional use permit is required if facilities for kennels are proposed outdoors.

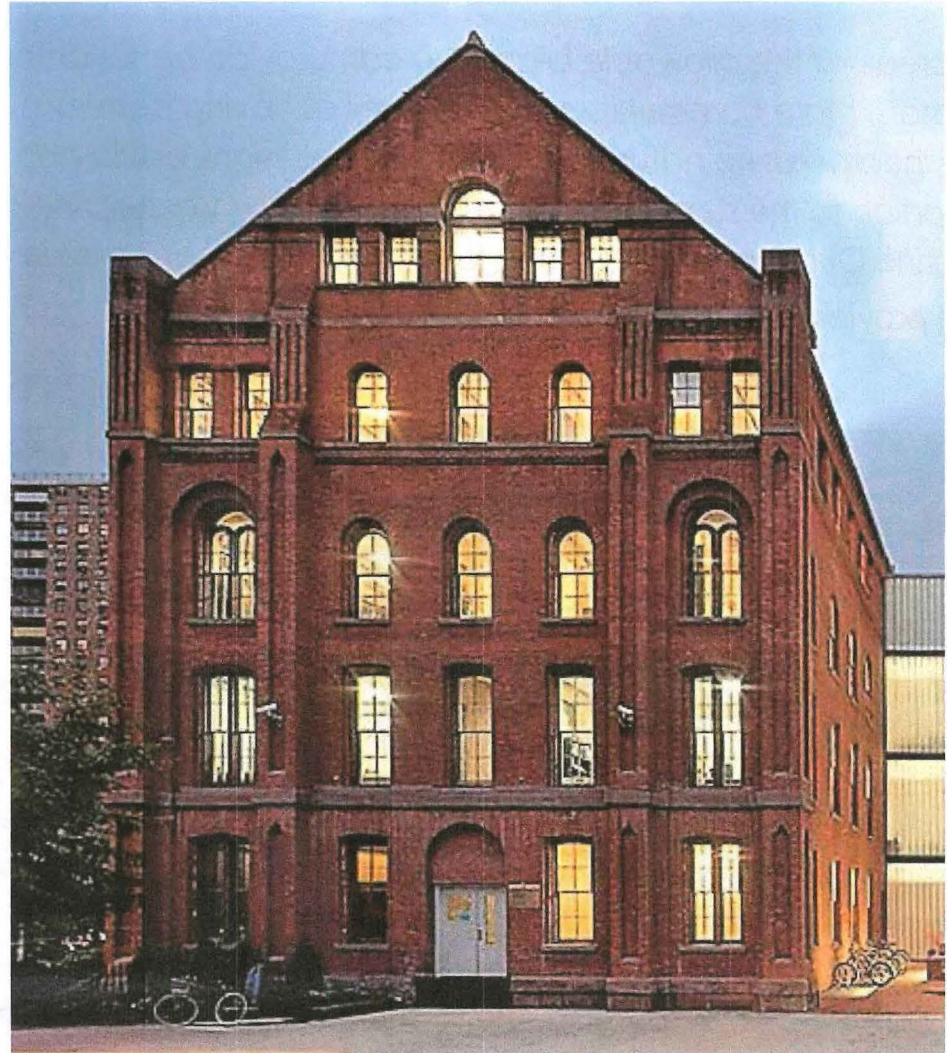
Proposed Building Height



historic

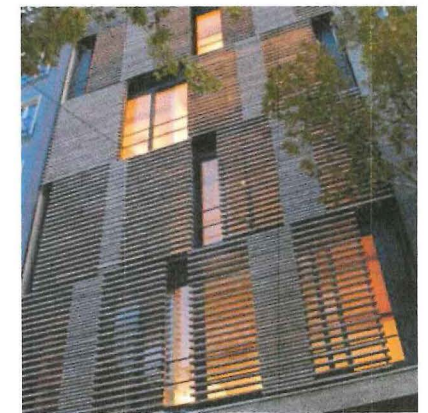
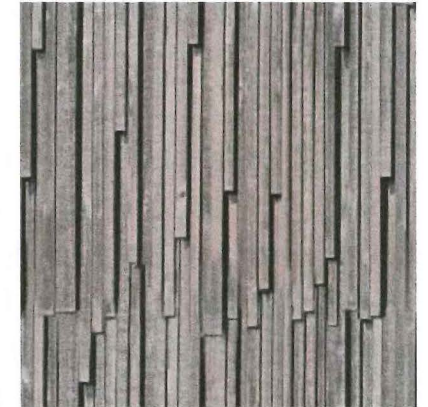
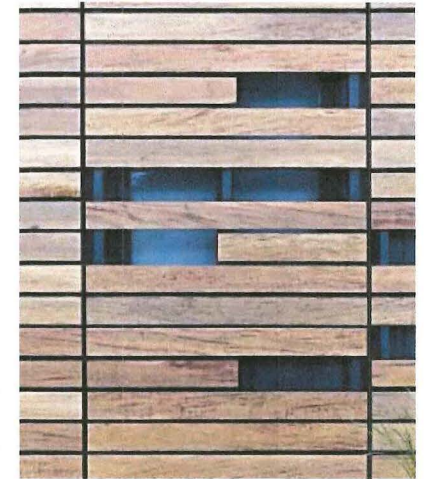
Modern technology has allowed building design to change by allowing better environmental control through operable windows and passive heating and cooling systems.

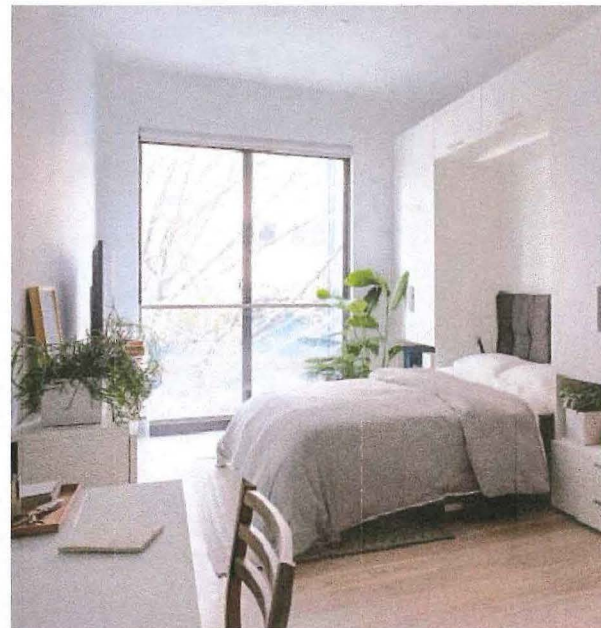
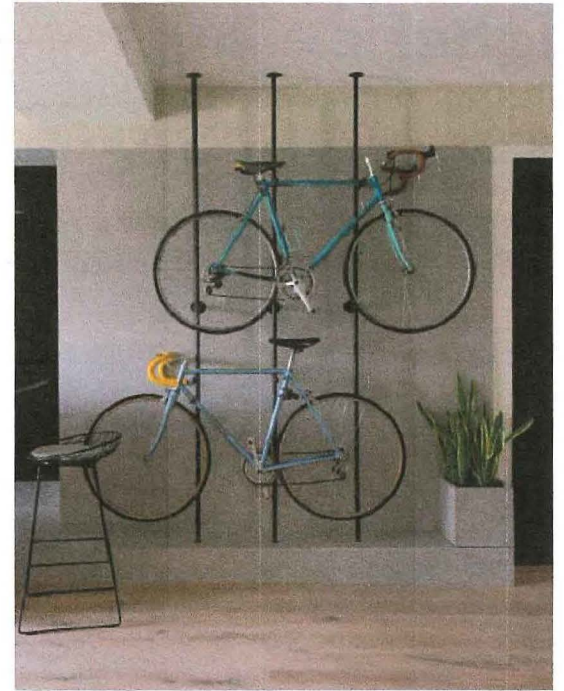
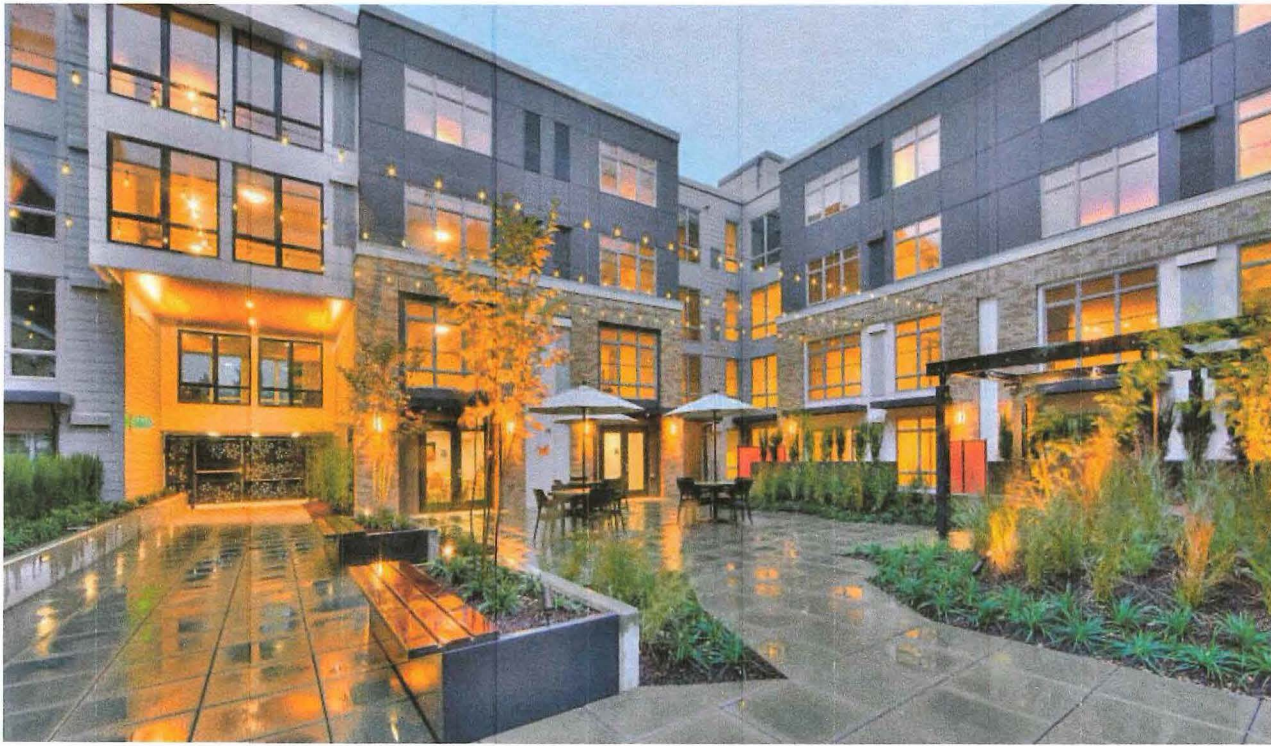
Ceiling heights play a critical role in how a space is perceived as well as how the temperature and air flow are regulated. We would like to propose higher ceilings not only for a better quality of living but to also encourage people to feel at home in our projects.



inspiration

By increasing the allowable height we can provide better amenities such as elevators, more community space, as well as having better views of the area while incorporating natural daylighting. The designs would also be in better proportion to the surrounding natural resources while creating a smaller building footprint. Our hope is to encourage all ages to feel at home in all of our projects while providing access to the natural scenery of our sites.





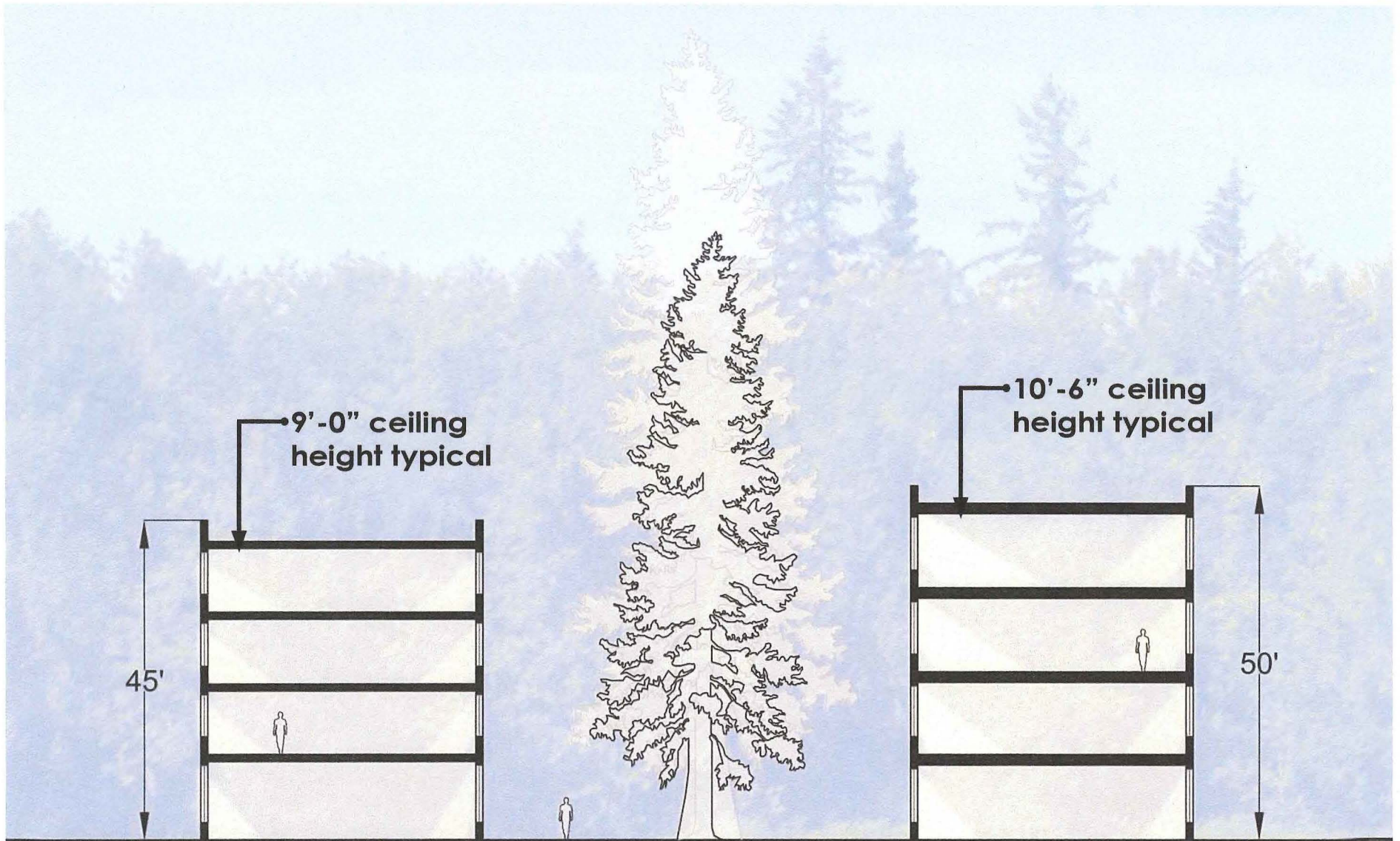
higher ceilings

With the option of creating larger ceiling heights we can incorporate bigger windows for passive heating and cooling systems that can reduce a buildings energy use by up to 30%. This also allows tenants access to better views of nature which has been shown to improve overall quality of life.



lower ceilings

With lower ceiling heights we will need to use smaller windows that capture less daylight. This will make the building more reliant on energy use and in doing so will give it a larger carbon footprint.



- 1'-0" floor assembly
- assumes 16'-0" beam spans
- smaller spaces


- 1'-6" floor assembly
- assumes 23'-0" beam spans
- larger windows to allow more daylight
- open floor plans

18.07.030 – Table 1 – Commercial and Industrial Land Uses

Note 10 [for residential uses in certain commercial zones]:

Allowed as approved in a ~~mixed use planned development~~


*~~(MXPDP) overlay area~~ **master plan with development agreement.***



Amendments to Title 18 Zoning

Public Hearing | June 20, 2017

Staff Report Overview



Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

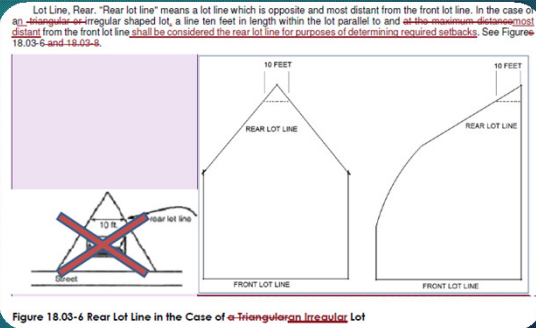
— Jane Jacobs —

AL QUOTES

- Definitions
- Zoning Map
- Land Uses (P, C, X)
- Dimensions
- Parking & Landscaping
- Fences & Walls
- Zoning Amendments



New graphic for irregular triangle lots



Camas 2035 - Ordinance 16-010

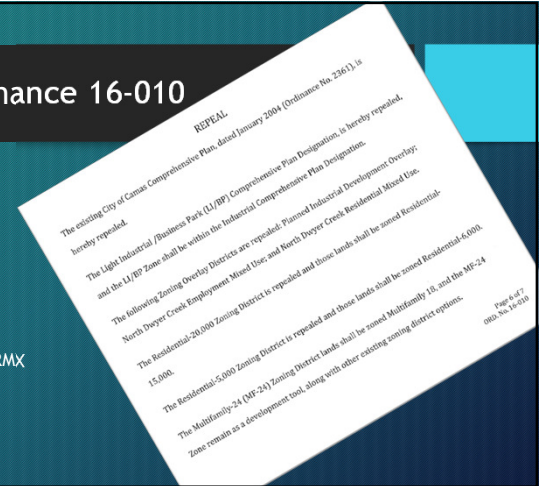
Repealed Zoning

- Residential-20,000
- Residential-5,000

Repealed Comp. Plan Designations

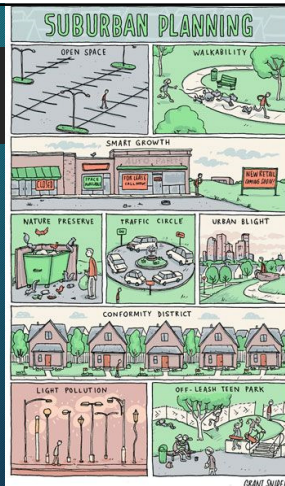
- LI/BP
- North Dwyer Creek EMX and RMX

Repealed from Map: Multifamily 24



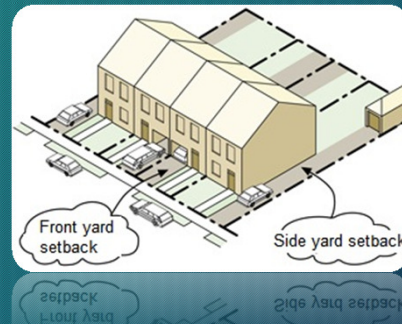
Permitted (P) Conditional Use (C) Prohibited (X)

- Animal kennels, commercial boarding
- Cart vendors / Food cart
- Single family attached




Density and Dimensions

- Net Acreage
- Lot Sizes
- Setbacks




*The comeback
is always
stronger than
the setback*



18.09.040
(revised) Table 2 - Building setbacks for single-family residential zones

Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 sq. ft. or more
Minimum front yard (feet)	20	20	25	30
Minimum side yard and corner lot rear yard (feet)	5	5	10	15
Minimum side yard flanking a street (feet)	15	20	25	30
Minimum rear yard (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40



Landscaping Buffering Standards
Zoning of Land Abutting Development Site

Uses on Site	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

Supplemental Development Standards

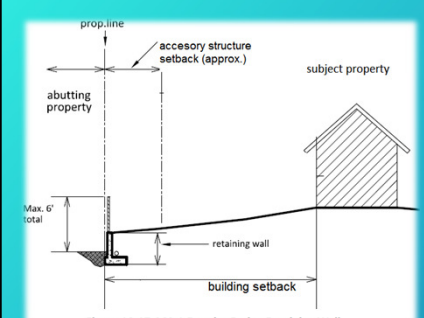


Figure 18.17.060-1 Exterior Facing Retaining Wall

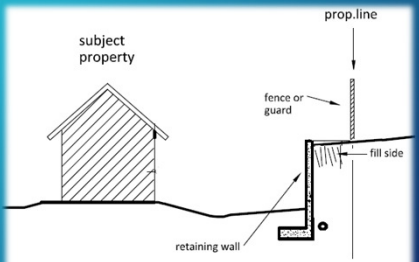


Figure 18.17.060-2 Interior Facing Retaining Wall

City of Camas WASHINGTON

Discussion

Definitions

Zoning Map

Land Uses (P, C, X)

Dimensions

Parking & Landscaping

Fences & Walls

Zoning Amendments

EXHIBIT 3

Record from the July 18, 2017 "Continued" Public Hearing before Planning Commission



STAFF REPORT

MINOR AMENDMENTS TO TITLE 18 ZONING

CAMAS MUNICIPAL CODE (FILE# MC17-02)

To: Bryan Beel, Chair
Planning Commission

FROM: Sarah Fox, Senior Planner

REPORT DATE: July 12, 2017

CONTINUED PUBLIC HEARING FROM JUNE 20, 2017 TO JULY 18, 2017

Summary

The initial Planning Commission public hearing on proposed amendments to Title 18 (File # MC17-02) was continued to the next meeting date of July 18, 2017. With one exception, the amendments that were presented by Staff were recommended for approval by the Commissioners. The June 7th Staff Report (**Exhibit 2**, page 71) explained the purpose of the proposed amendments and was organized by chapter.

The Commission continued the public hearing to deliberate further on proposed changes to Chapter 18.07 Use Authorization. For that reason, this Staff Report focuses on the amendments to Chapter 18.07. Title 18 Zoning, as modified at the public hearing on June 20th is included as **Exhibit 1**, with specific changes made to pages 10 and 15.

Also, the Commission requested that an exhibit be prepared that compares the proposed amendments of the residential uses at CMC18.07.030 – Table 1 – Commercial and industrial land uses. **Exhibit 3** provides a comparison of proposed changes to residential uses in commercial zones as requested.

18.07 Use Authorization

Chapter 18.07 Use Authorization includes tables of land uses that are organized by zoning district. The Commission continued the public hearing to focus on the commercial and industrial zones at Table 1 of CMC§18.07.030, and in particular, the residential uses that are allowed within commercial and industrial zones.

There was testimony from Melanie Poe (refer to Exhibit 2, Attachment 9) in regard to amending a table note, Note 10, which refers to the (repealed) MXPDP zone. Staff proposes to replace Note 10 with a new provision that pertains to dog kennels (refer to Exhibit 1, page 10), as the current reference to MXPDP has no meaning.

Exhibit 1 includes the following amendments to Table 1 of CMC§18.07.030 (Exhibit 1, page 6), which can be summarized as follows:

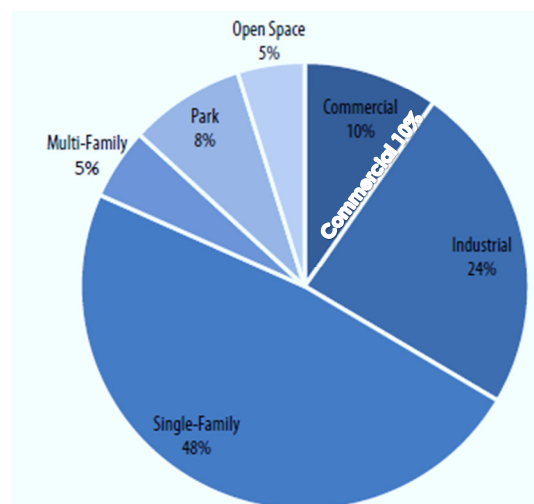
Land Uses	Staff Notes
Animal kennel, commercial boarding	To allow the use as "P" in RC, BP, LI, and HI zones
Remove "cart vendors"	The use is undefined and easily confused with "food carts"
Remove "video rental store"	The term "video" is outdated.
Amend title of "Food delivery"	Include the title of "Food Cart"
Repeal duplicative set of Residential Uses	There are two sets of residential uses in the table, which was an inadvertent error. The set being recommended for removal includes "Note 10", which references the MXPDP zone that was repealed.

Mixed Use Planned Development Zone (MXPDP)

In brief, the MXPDP zone was adopted in 2004, amended in 2009, and again in 2015 (Ord. 15-012) before it was repealed on May 16, 2016 (Ord. 16-007). Note 10 of the use authorization table at CMC 18.07.030 – Table 1, was only applied to two of the nine commercial and industrial zones, and referred to standards that were repealed.

When the MXPDP overlay was in effect, it allowed for multifamily development within the Regional Commercial (RC) and Community Commercial (CC) zones with City Council approval of a master plan and development agreement. The MXPDP zoning chapter was repealed due to concerns that there would be piecemeal re-designation of commercial lands into residential lands. The city must accommodate 11,182 jobs over the next twenty years.

In 2016, during the adoption of the current twenty year comprehensive plan, Council directed that a subarea plan be developed for the Grass Valley area. Grass Valley is located on the western edge of the city, and contains the majority (approx. 82%) of the 608 acres of regional commercial (RC) lands. Commercially zoned lands are 10% of the city's total acreage.



1- Proportion of Total Designated Acreage

Grass Valley is home to several national and international technology and manufacturing firms. Land uses in Grass Valley include large technology and manufacturing campuses, surrounded by retail and commercial services and residential development. The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area. The following are excerpts from the comprehensive plan:

Grass Valley Economic Development Goal

ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

Grass Valley Economic Development Policies

ED-3.1: Promote the development of a subarea plan that will capitalize on the creation and retention of industries that provide family-wage jobs.

ED-3.2: Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

Apartments in Commercial Zoning?

A question was raised at the initial hearing in regard to whether apartments could be built in commercial zones. The balance of housing and jobs lands is a crucial planning element in the Camas 2035 Comprehensive Plan. Any zoning or designation change of jobs lands (e.g. commercial and industrial lands) to residential would need to include an analysis of whether the goals established in the comprehensive plan would still be met (Refer to Policy ED-3.3).

With that said, there are currently several options available in CMC for property owners of RC and CC zoned lands who would like to develop apartments or other multifamily residential uses, and they are as follows:

1. At any time, submit a Type III application for a **site specific rezone/ single tract** to a Mixed Use zone. Refer to applicable standards at Chapters 18.24, 18.07, 18.09, 18.11 and 18.13 and 18.19. Typically, these requests are consolidated with a Site Plan Review application (refer to

Ch. 18.18). This permit type includes a public hearing and final decision by the Hearings Examiner.

2. In January of every year, submit a **comprehensive plan amendment**, a Type IV application, and request that the properties be re-designated as multifamily. Refer to Chapters 18.51 and 18.55 for procedures. This permit type includes a public hearing before Planning Commission and final decision by City Council.

3. At any time, submit a request for a **zoning code text change**, a Type IV process, and request that the city amend the use authorization table to allow residential developments in commercial zones (citywide). Refer to Chapters 18.05, 18.07 and (if amended) Chapter 18.51. This permit type includes a public hearing before Planning Commission and final decision by City Council.

18.55.030 - Summary of decision making processes.

The following decision making process table provides guidelines for the city's review of the indicated permits:

Table 1 - Summary of decision making processes

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Zone change/single tract			X ⁽⁵⁾				
Zone code text changes							X

Public Testimony

At the initial public hearing, there was testimony from Melanie Poe and Shawn High. Their submitted testimony can be found within Exhibit 2, beginning on page 51. The testimony of Ms. Poe in regard to

Note 10 of CMC18.07.030, and increasing the height limits in the multifamily zone, is the focus of this section.

Ms. Poe submitted items to the record on June 20, 2017---Attachments 5, 6, 8, and 9 (**Refer to Exhibit 2**, pages 57-71). Another item was submitted to the record after the initial hearing, which is dated July 7th and is Exhibit 4.

- Attachment 8 was in regard to raising the maximum height for new buildings in multifamily zoning (MF-18). The Commission was supportive of the proposed amendments and these changes are included with the amendments in Exhibit 1, page 15.
- Attachment 9 was in regard to revising Note 10 to the Use Authorization table at CMC18.07.040. The proposed revision was the focus of a lengthy discussion by the Commission. Ms. Poe recommended that the note be modified to require a "master plan with a development agreement" in lieu of referring to the repealed MXP regulations.
- Exhibit 4 responds to the discussion at the hearing. Ms. Poe provided an alternative amendment to the note, which reads as follows: "*Allow residential uses in noted commercial zones under an approved master plan and development agreement, perhaps with limitation of a minimum project size of 10 acres, with residential uses allowed in up to half of the project area.*"

Recommendation

Staff recommends that Planning Commission continue the public hearing from June 18, 2017, deliberate, and make the following possible motions:

Move to forward a recommendation of approval to Council to amend Title 18 Zoning consistent with Exhibit 1*.

OR

Move to forward a recommendation of approval to Council to amend Title 18 Zoning, consistent with Exhibit 1, with the exception of Notes 10 and 11 of CMC18.07.030 – Table 1 – Commercial and industrial land uses, which will be revised as follows:

Note 10: On tracts of ten acres or more, subject to approval by City Council of a master plan and Development Agreement, up to 50% of the net developable acreage may be developed with a mix of residential and employment uses. The remaining 50% of the net developable acreage shall be developed with employment uses as specified in the underlying zone.

Note 11: Conditional use permit is required if facilities for kennels are proposed outdoors.

OR

Move to forward a recommendation of approval to Council to amend Title 18 Zoning, consistent with Exhibit 1, with the exception of the Residential Uses section of CMC18.07.030 – Table 1 – Commercial and industrial land uses, which will remain as currently adopted[†].

* This option would **replace** Note 10 of CMC18.07.030 with a restriction on outdoor dog kennels.

† This option would **keep** Note 10 of CMC18.07.030 without changing the reference to MXP.

**Record from the July 18, 2017 "Continued" Public Hearing before
Planning Commission**

**Exhibit 1
MC17-02**

DRAFT AMENDMENTS TO TITLE 18 – ZONING

Chapter 18.03 - DEFINITIONS 1
Chapter 18.05 - ZONING MAP AND DISTRICTS 3
Chapter 18.07 - USE AUTHORIZATION 5
Chapter 18.09 - DENSITY AND DIMENSIONS 12
Chapter 18.11 - PARKING 16
Chapter 18.13 - LANDSCAPING 16
Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS 20
Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS 24

Note to reader: The following proposed amendments are shown as underlined or strike-through ~~text~~. The full content of each chapter is not included, which means that if changes are not shown in this document then they are not intended.

Chapter 18.03 - DEFINITIONS

18.03.030 - Definitions for land uses.

For the purposes of this title, the following definitions shall apply:

"Food cars/ food trucks / food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer, rather than a site-specific building. Restaurants or fast food restaurants with in a fixed authorized location permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

"Kennel / commercial/ boarding- (primary use) means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels / boarding must be entirely indoors, unless otherwise approved with a Type III permit.

Kennel / boarding (incidental use) means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 - Public disturbance noises.

"Video rental store" means an establishment engaged primarily in the business of renting video cassettes, DVD's and games.

Commented [LH1]: Video rental stores are a thing of the past and should be removed.

18.03.040 - Definitions for development terms.

As used in this title:

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas. Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.

"Lot line" means the property line bounding a lot.

Lot Line, Front. "Front lot line" means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley. See ~~Figure 18.03-8.~~

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an ~~triangular or~~ irregular shaped lot, a line ten feet in length within the lot parallel to and ~~at the maximum distance most distant~~ from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figures 18.03-6 and ~~18.03-8.~~

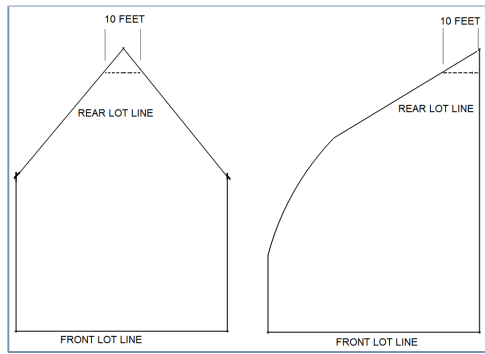
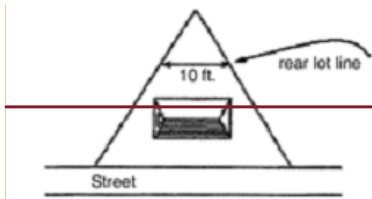


Figure 18.03-6 Rear Lot Line in the Case of ~~a Triangular an~~ Irregular Lot

Commented [SF2]: Net acreage is a more widely used term, although they are interchangeable. The use of the term "net" instead of "developed" is being proposed within the dimension tables.

Commented [LH3]: This figure should be repealed as it is too confusing.

Commented [SF4]: This figure should be repealed and replaced due to inconsistent elements of the figure (e.g. lot lines not at right angles).

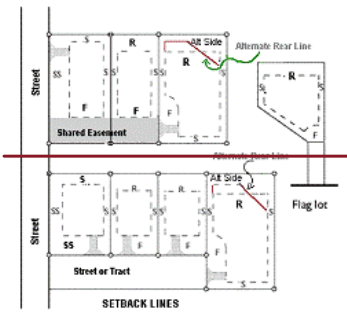


Figure 18.03-8 (1 of 2)

Commented [LH5]: Repeal figure. This diagram is inconsistent with the definitions of lot front and side.

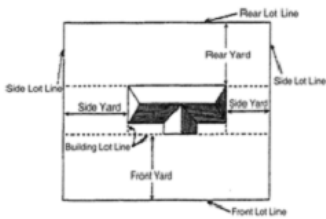


Figure 18.03-8 Yard and Lot Lines (2 of 2)

Chapter 18.05 - ZONING MAP AND DISTRICTS

Sections:

18.05.010 - Zoning maps administration.

- A. This title shall consist of the text titled the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the mayor and the city clerk, and marked and designated as "The Zoning Map of the City of Camas," which map or book of maps shall be placed on file in the offices of the city clerk, county auditor, and other city departments. This title, and each and all of its terms and map details, is to be interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the maps and the text of this code the text shall prevail.
- B. Zoning text and map Amendments. Amendments may be proposed by city council ~~or on its own motion, or may be proposed~~ by the planning commission on its own motion, or such an amendment may be proposed by an applicant or city staff pursuant to CMC Chapter ~~18.55-51 Administration and Procedures~~Comprehensive Plan and Zoning Amendments.
- C. Administration and Procedures. A correct copy of each amendment to the text or to the map established by this title shall be maintained on file in the offices of the city clerk and the planning official.

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- D. Site Specific Rezones. A site specific rezone involves an application of an owner of a specific parcel or set of contiguous parcels that does not require modification of the comprehensive plan. Site specific rezones are decided by the hearing officer after a public hearing. The criteria for reviewing and approving a site specific rezone are as follows:
1. The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest.
 2. The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.
- E. Timing and Responsibility for Updating Official Zoning Map. All amendments hereafter made to the zoning map by ordinance shall be shown on such map(s), and it shall be the responsibility of the planning official to keep the maps up to date at all times. Any amendments to the zoning map shall be made in accordance with the comprehensive plan map, as amended.

18.05.020 - Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space

Commented [LH6]: This designation was removed with the Comprehensive Plan update.

Commented [SF7]: Code publishing error. This was modified with comp plan update.

18.05.040 - Residential and multifamily zones.

- A. ~~R-20 Residential-20,000. This zone is intended to ensure that the rural character of certain portions of the city is maintained. Residential development is expected to consist of large custom single-family dwellings on uniquely configured lots which are designed to be sensitive to topographic and environmental considerations. The average lot size is twenty thousand square feet at densities of one to two dwellings per acre.~~

Commented [LH8]: This zone was removed with the recently adopted zone map.

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- B. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- C. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
- D. ~~R-10~~ R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
- E. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
- F. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- ~~G. R-5 Residential-5,000. This zone is intended for single-family dwellings, either attached or detached, with densities of up to eight and one-half dwellings per acre. The slope of property is less than other medium density residential zones. Like the R-6 district, this zone serves as a transition to multifamily or commercial zones. The average lot size is five thousand square feet.~~
- H. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- I. MF-18 and MF-24 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

Commented [LH9]: This zone was removed with the recently adopted zone map.

18.05.060 - Overlay zones/special planning areas.

Overlay zones implement the goals and values expressed in the comprehensive plan, ~~or special planning areas such as the North Dwyer Creek master plan.~~ Uses within this area may be subject to standards which deviate from those in the primary zone.

Commented [LH10]: This section of the code was repealed.

Chapter 18.07 - USE AUTHORIZATION

Sections:

18.07.020 - Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."
- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.

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- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, or whatever review process is deemed more applicable by the community development director, shall may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:

1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and

2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Commercial Uses									
Animal kennel, commercial/boarding ⁶	X	X	X	C p ¹⁰	X	C p ¹⁰	X	X p ¹⁰	X p ¹⁰
Animal shelter ⁶	X	X	X	C	X	C	X	C	P
Antique shop ⁶	P	P	P	P	P	C	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P	p ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P	p ⁵	P	P
Banks, savings and loan	X	P	P	P	P	P	p ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	p ⁵	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P
Book store ⁶	C	P	P	P	P	P	p ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	p ⁵	P	P
Candy, confectionery store ⁶	P	P	P	P	P	P	p ⁵	P	P
Cart vendors⁶	C	P	C	P	C	P	p⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	X	C	P

Commented [SF11]: This use was brought to our attention by a business owner. There should be locations in the city where it can be outright permitted.

Commented [SF12]: There isn't a definition for cart vendors in CMC. Outdated term and would like to avoid confusion with "food carts". See below.

**Exhibit 1
MC17-02**

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Clothing store ⁶	C	P	P	P	P	P	X	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	p ⁵	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X
Day care center ⁶	C	P	P	C	P	C	p ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	X	p ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P	p ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P	p ⁵	P	P
Department store ⁶	X	P	C	P	P	P	X	P	X
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	P	p ⁵	P	P
Event center	X	P	C	P	C	P	P	P	P
Feed store ⁶	X	X	X	P	X	C	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P	p ⁵	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X	X
Florist shop ⁶	P	P	P	P	P	P	p ⁵	P	X
Food cart/ Food truck / Food delivery business ⁶	X-C	P	C	P	C	P	X-C	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	p ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X
Household appliance repair ⁶	X	P	C	P	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	p ⁵	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C
Machine shop ⁶	X	X	C	C	C	C	p ⁵	C	P
Marijuana processor	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	p ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	X	P	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X
Office supply store ⁶	X	P	P	P	P	X	p ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	P	X	P	X	P	p ⁵	P	P

Commented [SF13]: Cart vendors were allowed as a CUP in the NC zone.

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Pet shops ⁶	X	P	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P	p ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	p ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	p ⁵	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	p ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	X	C	P
Research facility ⁶	X	P	C	C	X	P	P	P	P
Restaurant ⁶	C	P	P	P	C	P	p ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	p ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P
Truck terminals ⁶	X	C	X	C	X	X	X	C	P
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P
Video rental store⁶	P	P	P	P	P	P	X	P	X
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	p ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P
Manufacturing and/or processing of the following:									
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P
Food production or treatment	X	X	X	C	C	P	X	P	C
Foundry	X	X	X	X	X	X	X	C	C
Furniture manufacturing	X	P	X	X	C	C	X	P	P
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C
Gravel pits/rock quarries	X	X	X	X	X	X	X	X	C
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	C	P	C	P
Electronic equipment	X	P	X	X	X	X	P	P	P

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Industrial Uses									
High-tech industry	X	P	X	X	P	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P
Recreational, Religious, Cultural Uses									
Auditorium ⁶	C	P	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P
Library ⁶	C	P	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P
Open space ⁶	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P	P
Educational Uses									
College/university ⁶	P	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P
Residential Uses									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X	P	X	X	X	X
Housing for the disabled	P	P	P	X	P	X	X	X	X
Apartment, <u>multi-family development, rowhouses</u>	X	P	X	X	<u>P-C</u>	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X	P	X	X	X	X
Single family attached (e.g. rowhouses)	X	C/P²	X	X	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Residential Uses in Commercial and Industrial Zones									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P¹⁰	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X

**Exhibit 1
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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Home occupation	P	P	P	X/P ¹⁰	P	X	X	X	X
Housing for the disabled	P	P	P	X/P ¹⁰	P	X	X	X	X
Apartment, multifamily development	X	C/P ²	X/ P ¹⁰	X/P ¹⁰	P	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P	X	X	X	X
Single family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Major telecommunication facility ⁶	X	X	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	P	P	P	C	P
Wireless communications facility ^{3,6}	Refer to Chapter 18.35 X C C P C P P P P								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential ⁶	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities ⁶	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development ⁴	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. ~~See CMC Chapter 18.35 "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district. Reserved.~~
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
10. ~~Allowed as approved in a mixed use planned development (MXPDP) overlay area. Conditional use permit is required if facilities for kennels are proposed outdoors.~~

Commented [SF14]: Staff provided optional language in the Staff Report for footnote.

18.07.040 - Table 2—Residential and multifamily land uses.

KEY: P=Permitted Use
C=Conditional Use
X = Prohibited Use
T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	R	MF
Residential Uses		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled 1	P	P
Apartments	P 2	P
Assisted living 1	C	P
Designated manufactured homes	P	P
Duplex or two-family dwelling	C	P
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent, retirement home 1	C	P
Single-family Residential attached housing for three or more units (e.g., rowhouses)	X / P 2	P
Single-family dwelling (detached)	P	P
Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center 1	C	P
Day care, family home	P	P
Day care, minicenter 1	C	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast 1	C	C
Recreation/Religious/Cultural		
Church 1	C	C
Community clubs, private or public 1	C	C
Library 1	C	C
Museum 1	C	C
Open space 1	P	P
Public or semi-public building 1	C	C
Park or playground	P	P
Sports fields 1	C	C
Trails	P	P
Educational Uses		
Private, public or parochial school 1	C	C
Trade, technical, business college 1	X	X C
College/university 1	X	X
Communication and Utilities		
Major communication facility 1	X	X
Minor communication facility	C	C
Wireless communication facility 1	Refer to Chapter 18.35	
	C	C
Facilities, minor public	C	C

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	<i>R</i>	<i>MF</i>
<i>Public utilities, minor</i>	C	C
<i>Pumping station 1</i>	C	C
<i>Railroad tracks and facilities 1</i>	C	C
<i>Temporary Uses</i>		
<i>Sales office for a development in a dwelling 1, 4</i>	T	T
<i>Sales office for a development in a trailer 3, 4</i>	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.

Chapter 18.09 - DENSITY AND DIMENSIONS

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 24}
Bulk Regulations									
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a
Minimum lot area (square feet)	5,000	^{Note 1} None	^{Note 1} None	^{Note 1} None	1,800	10,000	½ acre	^{Note 1} None	10 acres
Minimum lot width (feet)	40	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	100	100	^{Note 1} None	Not specified
Minimum lot depth (feet)	40	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	100	^{Note 1} None	Not specified
Setbacks-: <u>Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.</u>									
Minimum front yard (feet) ^{Note 3}	15	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 3} 5	Not specified	15	^{Note 1} None	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	^{Note 1} None/ 10 ^{Note 12}	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None/ 10'	15' or 25' if abutting a residential area	15	^{Note 1} None	100' for building; 25' for parking
Minimum rear yard (feet)	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None/25'	25'	50	^{Note 1} None	100' for building; 25' for parking area
Lot Coverage									

Commented [LH15]: Density is added to this table similar to the residential table.

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	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 24}
Lot coverage (percentage)	85%	Note 1 <u>None</u>	Note 1 <u>None</u>	Note 1 <u>±</u> <u>None</u>	Note 1 <u>None</u> <u>1 story (60%)</u> <u>2 stories or more (50%)</u>	70%	50%	Note 1 <u>None</u>	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	Note 1 <u>None</u>	Note 1 <u>None</u>	Note 1 <u>±</u> <u>None</u>	Note 1 <u>None</u>	acre or less: 35' 1 to 2 acres: 45' 2 acres or more: 60'	Note 1 <u>±</u> <u>None</u>	Note 1 <u>±</u> <u>None</u>	60

Notes:

- ~~1. No limitation.~~
- ~~2. If along a flanking street of corner lot.~~
- ~~3. On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.~~
- ~~4. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapters 18.20 North Dwyer Creek Residential Overlay and 18.21 Light Industrial/Business Park.~~
5. Existing non-conforming R residential dwelling units shall satisfy the setbacks of CMC Section 18.09.040 Table 21, based on comparable lot size.
- ~~6. Maximum setback at front building line is ten feet.~~

18.09.040 - Table 21—Density and dimensions—Single-family residential zones.
Density and Dimensions for Single-family Residential Zones ¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/ gross-net acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴	6,000	<u>7,200</u>	<u>9,000</u>	<u>12,000</u>	<u>14,400</u>	<u>18,000</u>	<u>24,000</u>
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
B. Density Transfer Lots ¹							
Maximum density (dwelling units/ net gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35

Commented [LH16]: Consistency with buildable (unencumbered) lands data and realistic expectations for developers.

Commented [SF17]: Allows more flexibility, but does not create lots that can later be divided as their size is just under double the average lot size of the zone. For example, in an R-6 zone, a 12,000 square foot lot can be divided into two lots with an average size of 6,000 square feet each.

18.09.040 - Table 2—Building setbacks for single-family residential zones.

Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to 7,499 <u>11,999</u> sq. ft.	7,500 to 9,999 <u>9,999</u> sq. ft.	10,000 to 11,999 <u>11,999</u> sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 <u>19,999</u> sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15-20	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40

Commented [SF18]: Separate the dimension tables to reduce the confusion of setbacks being based on lot sizes. Also, two zones will not be part of the table above, which would further confuse this chart after revision.

Notes to Tables 1 and 2:

- For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.
- Setbacks ~~may be reduced to~~must be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.
- Maximum building height: three stories and a basement, not to exceed height listed.

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4. For parcels with an existing dwelling, a one time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.
5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.
6. The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.

18.09.050 – Table 1 Density and dimensions for multifamily residential zones.

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per gross-net acre)	10	18	24	18/24
Minimum density (dwelling units per net gross acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	30-36	20-26	20	0-None
Minimum lot depth (feet)	70	60	60	0-None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/2018	10/2018	10/2018	0/2018
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	3 ^{Note 1}	0 / <u>If abutting R-zone than setback is 10'</u>
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0 / <u>If abutting R-zone than setback is 10'</u>
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45-50 ^{Note 2-5}	45 ^{Note 2}	18 ^{Note 3}

Table 3 Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum ~~building height~~: three stories and a basement but not to exceed height listed ~~above~~.
3. Maximum ~~building height~~: one story and a basement but not to exceed height listed ~~above~~.
4. GFA in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
- ~~5. Maximum four stories but not to exceed height listed.~~

Commented [LH19]: Driveways are not deep enough as vehicles hang out over the sidewalk.

Commented [SF20]: Recommended by Planning Commission at June 20th public hearing.

18.09.140 - Front yard—Exception.

- A. Commercial and Industrial Districts. For a lot in a NC, CC, RC, LI or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.
- B. Sloping Lot in any Zone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than 18 feet from the back of the sidewalk.

Chapter 18.11 - PARKING

Sections:

18.11.020 - Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. ~~The city is directed to promulgate and enforce standards for maneuvering aisles and parking stall dimensions, and to make such standards available to the public.~~
 - 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of 9.0 feet in width;
 - b. Standard spaces shall be a minimum of 18.0 feet in length.
 - 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be 15 feet
 - b. Two-way aisle width shall be 24 feet
- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

Chapter 18.13 - LANDSCAPING

Sections:

18.13.010 - Purpose.

The purpose of this chapter is to establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of parking areas, provide for shade, minimize erosion, and to implement the comprehensive plan goal of preserving natural beauty in the city.

18.13.020 - Scope.

Landscaping standards shall apply to all new multifamily, commercial, industrial, ~~and~~ governmental uses, including change of use, and parking lots ~~of with greater than four spaces, and any development that is subject to Design Review (Refer to Chapter 18.19 Design Review) or more.~~

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as churches, schools, civic organizations, etc., the standards for landscaping will be the same as the landscaping standards in community commercial zones.

18.13.030 - Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

18.13.040 - Procedure.

Detailed plans for landscaping shall be submitted with plans for building and site improvements. Included in the plans shall be type and location of plants and materials.

18.13.050 - Landscaping standards.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character. The required landscaping must be a combination of trees, shrubs, and ground cover to achieve these purposes.
- ~~C. Plants that minimize upkeep and maintenance shall be selected.~~
- ~~D. Plants shall complement or supplement surrounding natural vegetation.~~
- ~~E. Plants chosen shall be in scale with building development.~~
- ~~F. Minimum landscaping as a percent of gross site area shall be as follows:~~

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	10 15%
MX	10 15%
NC, MF	<u>5</u> 10% on lots less than 10,000 square feet; 10 15% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

Commented [SF21]: Goal is to remove language and standards that are within the engineering Design Standards Manual, unless a code regulation would be more appropriate.

Commented [SF22]: Consistent with the requirements within the Camas Design Standard Manual.

- ~~G. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of one and one-half inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.~~
- ~~H. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.~~
- ~~I. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).~~
- ~~J. Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.~~
- ~~K. Appropriate measures shall be taken, e.g., installations of watering-irrigation systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.~~
- ~~L. Trees shall not be planted closer than twenty five feet from the curb line of the intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.~~

Commented [SF23]: Throughout the code, the minimum tree size is 2"

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M. Street trees shall not be planted closer than twenty feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least twenty feet distant.

N. Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.

O. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

P. Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable nonpermanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.

Q. Required Trees, as they grow, shall be pruned to their natural form in accordance with the International Society of Arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

R. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

S. Vision clearance hazards shall be avoided/prohibited.

T. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

Commented [SF24]: Recommended by the city's consulting arborist.

Commented [SF25]: Recommended by the city's consulting arborist.

Commented [LH26]: This section was added in an attempt to lessen the impact of new development adjacent to different zones. This section is very similar to the previously approved MXPD chapter that was repealed.

18.13.055 - Landscape buffering standards.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1- Landscape Buffers

Abutting zone	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site								
Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

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a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.

b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

a. F1, Partially Sight-Obscuring Fence.

i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.

ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2, Fully Sight-Obscuring Fence.

i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.

ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.

b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.

c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.13.060 - Parking areas.

- A. Parking areas are to be landscaped at all perimeters.
- B. All parking areas shall provide interior landscaping for shade and visual relief.
- C. Parking lots shall have a minimum ratio of one tree per six double-loaded stalls or one tree per three single-loaded stalls (See Figure 18.13-1).

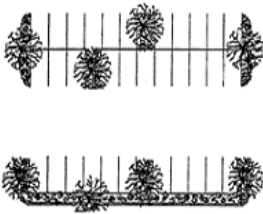


Figure 18.13-1 Parking Lot Planting Islands

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas shall provide a five-foot minimum width of clear planting space.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13-2).

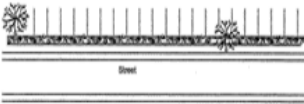


Figure 18.13-2 Parking Lot Landscape Divider Strip

18.13.070 - Assurance device.

In appropriate circumstances, the city may require a reasonable performance of maintenance assurance device, in a form acceptable to the finance department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS

18.17.050 — Fences and walls.

- A. Purpose. The purpose of this section is to provide minimum regulations for fences and masonry walls, with the desired objectives of privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.
- B. Permits. If a fence or wall is over six feet high then a building permit will be required, and the fencing/wall must meet required setbacks.
- B.C. Heights and Location.

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~~1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.~~

~~1-2. A fence/wall shall not exceed 42 inches high in the front yard. The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title. See Figure 18.17.050-1.~~



Figure 18.17.050-1 Fence Heights

- ~~G. A fence shall not exceed three and one-half feet (forty-two inches) in height in the front yard.~~
- D. Access. No fence/wall shall be constructed so as to:
 - ~~1. (1) block Block or restrict vehicular access to a dedicated alley, access or way, or~~
 - ~~2. (2) create Create a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access.~~
 - ~~1. Fences over three and one-half feet shall not be placed in the vision clearance area on corner lots.~~
- E. Prohibited Materials. Fiberglass sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing or wall material, unless otherwise allowed in commercial and industrial zones.
- F. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six-foot high, nonview-obscuring fence.
- ~~G. Measurement of Fence and Wall Height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of such wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.~~
- H.G. Agriculture/Ranching (A/R) Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair and replacement of existing fences shall be governed by state law.
- H.H. Security fencing may be permitted with the following limitations:
 - 1. The security fencing shall consist of not more than four strands of barbed wire located on the top of a six-foot high fence; and
 - 2. The security fencing shall be associated with a commercial or industrial development.

Commented [SF27]: Moved measurement to "C" above.

18.17.060 - Retaining walls.

- A. Permits required. Building permits are required for retaining walls over 4'-0" in height, and for retaining walls that support additional weight (e.g. steep slopes, buildings, parking areas). Retaining walls are measured from the bottom of the footing to the top of the wall.
- B. Drainage required behind retaining wall to relieve build-up of water pressure.

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C. Exterior Facing Retaining Walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060 1 Exterior Facing Retaining Walls).

- a. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed 42" (front yard) or 6'-0" (side and rear yards), or setback a distance of one foot for every foot in height of fence in excess of allowed height.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.
- c. Retaining walls over 6'-0" in height will be subject to Design Review approval.

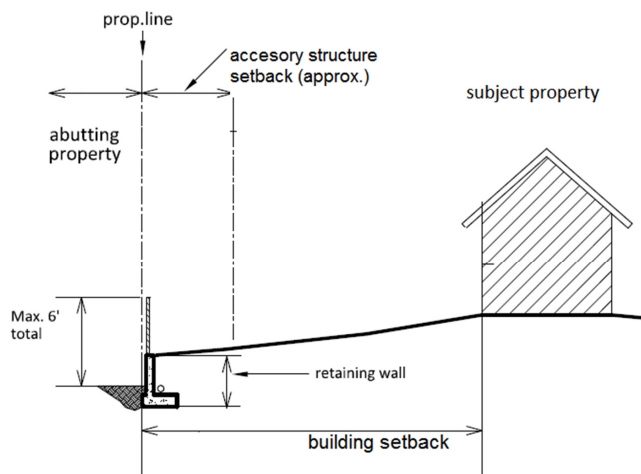


Figure 18.17.060-1 Exterior Facing Retaining Wall

Exhibit 1
MC17-02

D. Interior Facing Retaining Walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060 2 Interior Facing Retaining Walls)

- a. When fence is atop the retaining wall, then the total height of fence shall not exceed 42" (front) or 6'-0" (side and rear) depending on location, unless fence meets setbacks.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.

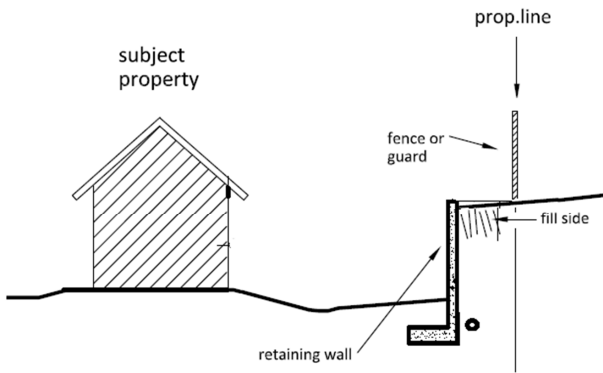


Figure 18.17.060-2 Interior Facing Retaining Wall

A. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed. See Figure 18.17.060-1(A) Retaining Walls.

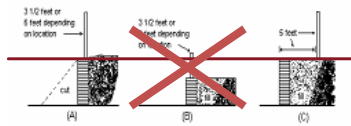


Figure 18.17.060-1 Retaining Walls

B. Where a retaining wall contains a fill above the natural grade, and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A nonsight obscuring fence up to three and one-half feet in height may be erected at the top of the retaining wall for safety. See Figure 18.17.060-1(B) Retaining Walls.

C. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall shall be setback a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained. See Figure 18.17.060-1(C) Retaining Walls.

Commented [LH28]: These revisions are to include approval criteria for map and code change amendments.

Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS

Sections:

18.51.010 - Application ~~and criteria therein~~ for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

- A. A detailed statement of what is proposed and why;
- B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;
- C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;
- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;
- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;
- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;
- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and
- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

18.51.020 - Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

- A. In the months of November and December, city staff and applicants shall complete preapplication meetings;
- B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;
- C. ~~The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. In the months of February and March of each year, the city shall review all proposed changes (including any changes initiated by the city). If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed. The city may take as much as sixty days from the closing of the application period (January thirty first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period.~~

18.51.025 - Zoning code map and text and map amendments.

- A. ~~Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV decision legislative process per CMC 18.55.030.G, which may be adopted by the city council at any time after public notice and hearings, and planning commission consideration and recommendations as provided by law, except as provided in this chapter with respect to the official zoning map.~~
- B. ~~Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application per CMC 18.55.030.C:~~
 1. ~~An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.~~
 2. ~~Narrative that addresses the following criteria:~~
 - a. ~~The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;~~
 - b. ~~The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;~~

Exhibit 1

MC17-02

- c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;
- d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;
- e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- f. Specific information about the intended use and development of the property.

18.51.030 - Staff report~~Evaluation Criteria.~~

~~For consideration for any proposed amendment to either the comprehensive plan, zoning code text or development regulations. The~~ planning department shall prepare and submit to the planning commission a staff report which ~~addresses~~ evaluates the following:

- ~~A. The issues set forth in this chapter;~~
- ~~BA.~~ Impact upon the City of Camas comprehensive plan and zoning code;
- ~~CB.~~ Impact upon surrounding properties, if applicable;
- ~~DC.~~ Alternatives to the proposed amendment; and
- ~~ED.~~ Appropriate Relevant code citations and other adopted relevant documents that may be affected by the proposed change.
- ~~F. The SEPA checklist and determination.~~

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination.

~~18.51.040 - Notification and hearing.~~

~~Upon consideration of any amendment, modification, or alteration to the comprehensive plan or zoning code, the planning commission shall hold at least one public hearing on the proposed amendment. Any person can submit written comment to the department prior to the public hearing, and/or present oral testimony at the public hearing. Notice of the time, place, and purpose of such public hearing shall be published in the official newspaper of the city in accordance with CMC Section 18.55.320 Type IV - Legislative hearing process. The hearing may be continued from time to time at the discretion of the planning commission, but no additional notices need be published.~~

Commented [SF29]: This section is redundant as it is provided within Chapter 18.55.

18.51.050 - Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

- A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:
 - 1. The application and criteria established therein;
 - 2. The staff report and recommendation;
 - 3. The planning commission recommendation;
 - 4. The public interest.
- B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:
 - 1. Approve as recommended;
 - 2. Approve with additional conditions;
 - 3. Modify, with or without the applicant's concurrence;
 - 4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
 - 5. Remand the proposal back to the planning commission for further proceedings.

**Exhibit 2 is the
Record from the June 20, 2017
Planning Commission Hearing**
(to avoid duplication, exhibit 2 is not included
with this combined pdf)

Proposed Amendments to CMC18.07.030 (In part)
Residential Land Uses Allowed in Commercial and Industrial Zones

Staff Notes:		Only the CC and RC zones are subject to Footnote 10. The allowed uses in the other zones were identical.
This first list is proposed to remain as amended. Exhibit 1 includes changes to List 1 as shown (in red).	This duplicated (2nd) list of land uses is being proposed to be stricken. Notice that "single family attached" was not part of the 2nd listing of uses.	

		Zoning Districts										
		Acreage by zone										
		11	72	248		608		38	513	850	92	859
		NC	DC	CC	CC-2nd	RC	RC-2nd	MX	BP	LI/ BP	LI	HI
[Listed 1st in Table]	[Listed 2nd in Table]											
Residential Uses	Residential Uses in Commercial and Industrial Zones											
Adult family home	Adult family home	C	P	P		X		P	X	X	X	X
Assisted living	Assisted living	C	P	P		X	X/P ¹⁰	P	X	X	X	X
Bed and breakfast	Bed and breakfast	P	P	P		X		P	X	X	X	X
Designated manufactured home	Designated manufactured home	X	X	X		X		P	X	X	X	X
Duplex or two-family dwelling	Duplex or two-family dwelling	X	C/P ⁷	X		X		P	X	X	X	X
Group home	Group home	C	P	P		X		P	X	X	X	X
Home occupation	Home occupation	P	P	P		X	X/P ¹⁰	P	X	X	X	X
Housing for the disabled	Housing for the disabled	P	P	P		X	X/P ¹⁰	P	X	X	X	X
Apartment, <u>multifamily development, rowhouses</u>	Apartment, multifamily development	X	P	X	X/P ¹⁰	X	X/P ¹⁰	<u>P-C</u>	X	X	X	X
Residence accessory to and connected with a business	Residence accessory to and connected with a business	P	P	P		X	X/P ¹⁰	P	X	X	X	X
Single family attached (e.g. rowhouses)		X	C/P⁷	X		X		P	X	X	X	X
Single-family dwelling	Single-family dwelling	X	X	X		X		P	X	X	X	X

Proposed Amendments to CMC18.07.030 (In part)

Residential Land Uses Allowed in Commercial and Industrial Zones

Staff Notes:		Only the CC and RC zones are subject to Footnote 10. The allowed uses in the other zones were identical.
This first list is proposed to remain as amended. Exhibit 1 includes changes to List 1 as shown (in red).	This duplicated (2nd) list of land uses is being proposed to be stricken. Notice that "single family attached" was not part of the 2nd listing of uses.	

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		Acreage by zone										
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		NC	DC	CC	CC-2nd	RC	RC-2nd	MX	BP	LI/ BP	LI	HI
[Listed 1st in Table]	[Listed 2nd in Table]											
Residential Uses	Residential Uses in Commercial and Industrial Zones											
Adult family home	Adult family home	C	P	P		X		P	X	X	X	X
Assisted living	Assisted living	C	P	P		X	X/P ¹⁰	P	X	X	X	X
Bed and breakfast	Bed and breakfast	P	P	P		X		P	X	X	X	X
Designated manufactured home	Designated manufactured home	X	X	X		X		P	X	X	X	X
Duplex or two-family dwelling	Duplex or two-family dwelling	X	C/P ⁷	X		X		P	X	X	X	X
Group home	Group home	C	P	P		X		P	X	X	X	X
Home occupation	Home occupation	P	P	P		X	X/P ¹⁰	P	X	X	X	X
Housing for the disabled	Housing for the disabled	P	P	P		X	X/P ¹⁰	P	X	X	X	X
Apartment, <u>multifamily development, rowhouses</u>	Apartment, multifamily development	X	C/P ⁷	X	X/P ¹⁰	X	X/P ¹⁰	P-C	X	X	X	X
Residence accessory to and connected with a business	Residence accessory to and connected with a business	P	P	P		X	X/P ¹⁰	P	X	X	X	X
Single family attached (e.g. rowhouses)		X	C/P⁷	X		X		P	X	X	X	X
Single-family dwelling	Single-family dwelling	X	X	X		X		P	X	X	X	X

*Correction to previous exhibit. The use is listed as "C/P7" not "P" in the second set. Should it be a "P" or "C/P7" when amended?

Notes:

7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.

10. Allowed as approved in a mixed use planned development (MXPDP) overlay area.



1806 SE 202nd Avenue
Camas, Washington 98607

July 07, 2017

To: City of Camas Community Development

Re: Title 18 Code Changes – 18.09 Density and Dimensions

To Planning Commission and Staff,

I am providing additional comments in response to discussions during Planning Commission hearing held on June 20, 2017.

The issue I have further comments on relates to Residential uses in Commercial zones. Attachment 1 to staff report showed that there are TWO sets of residential uses in *Table 1 - 18.07.030 Commercial and Industrial Land Uses*. The two sets are different – the first set is older and does not allow residential in some Commercial zones, and the second set was a result of adding Note 10, which allowed residential uses upon approval of a MXPDP zone overlay. Staff's final recommendation was to cross out the second set, and keep the first set.

Removing the second set of residential uses would effectively wipe out any residential potential that land owners may have relied upon when they purchased their property. I previously suggested a revision to Note 10:

Note 10 [for residential uses in certain commercial zones]: Allowed as approved in a ~~mixed use planned development (MXPDP) overlay area~~ master plan with development agreement.

Instead of changing Note 10, Staff laid out other mechanisms that could be used by an owner seeking a mix of uses on their commercial property. Here are my comments on these options:

1. Wait for the City to complete their Sub area plans

This avenue takes the planning out of the hands of the property owner. It is unknown if residential uses would be allowed at the end of this planning exercise. Subarea planning will occur on properties that have already been consolidated by a handful of owners, who have already stated their desires for inclusion of residential uses.

2. Request a Comp Plan change

This avenue is a Type IV annual process, and would require a higher level of analysis than would be required through a Type III discretionary process.

3. Request a zone code change.

This avenue is also a Type IV process, and would require a higher level of analysis than would be required through a Type III discretionary process. Staff mentioned that rezoning to the MX zone would be Type III process, however, the MX zone requires a vertical mix of uses that are not suitable for large scale suburban commercial areas (which can provide horizontal mixed uses). Staff also mentioned that the MX code will be going through an update this year, so it is unknown at this time what the state of that code will be. I also note that this current code change is changing apartments in the MX zone from Permitted to Conditional.

4. Flexible Developments

Staff also mentioned Flexible Developments as an option, but I note that that code states that *"Only permitted land uses within the underlying zoning classification shall be considered permitted within a flexible development"*. Thus, if residential is not allowed in Commercial, I don't see where this approach would be applicable.

In summary, I find no suitable Type III options to allow a commercial property owner to request residential uses in a mix of uses. Therefore, I request that Planning Commission again consider changing Note 10 to allow residential uses in noted commercial zones under an approved master plan and development agreement, perhaps with limitations of a minimum project size of 10 acres, with residential uses allowed in up to half of the project area.

Thank you for your consideration of these comments.

Sincerely,

Melanie Poe, Project Manager
Torvale, LLC
melanie@torvale.com
360-947-0347

From: [Melanie Poe](#)
To: [Community Development Email](#)
Subject: Re: Comment for Title 18 Code Changes, Planning Commission Hearing to be held July 18, 2017
Date: Friday, July 07, 2017 4:59:20 PM
Attachments: [170707 Torvale Comment Letter.pdf](#)
[ATT00001.htm](#)

To Camas Community Development,

Attached please find a comment for Planning Commission hearing to be held on July 18 2017.

Please consider and include comment as part of record of proposed Title 18 code changes.

Thank you.

Best wishes,
Melanie Poe
Project Planner
360-947-0347
melanie@torvale.com

Chapter 18.09 - DENSITY AND DIMENSIONS

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 4} ₂
Bulk Regulations									
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a
Minimum lot area (square feet)	5,000	Note 1 None	Note 1 None	Note 1 None	1,800	10,000	½ acre	Note 1 None	10 acres
Minimum lot width (feet)	40	Note 1 None	Note 1 None	Note 1 None	Note 1 None	100	100	Note 1 None	Not specified
Minimum lot depth (feet)	40	Note 1 None	Note 1 None	Note 1 None	Note 1 None	Note 1 None	100	Note 1 None	Not specified
Setbacks:									
Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.									
Minimum front yard (feet) Note 3	15'	Note 5-4	Note 5-4	Note 5-4	Note 3 6	Not specified None	15	Note 1 None	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	Note 1 None/ 10' Note 12	Note 1 None	Note 1 None	Note 1 None	Note 1 10'	15' or 25' if abutting a residential area	15	Note 1 None	100' for building; 25' for parking
Minimum rear yard (feet)	Note 1 None	Note 1 None	Note 1 None	Note 1 None	Note 1 25'	25'	50	Note 1 None	100' for building; 25' for parking area
Lot Coverage									
Lot coverage (percentage)	85%	Note 1 None	Note 1 None	Note 1 None	Note 1 1 story (60%) 2 stories or more (50%)	70%	50%	Note 1 None	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	Note 1 None	Note 1 None	Note 1 None	Note 1 None	acre or less: 35'; 1 to 2 acres: 45'; 2 acres or more: 60'	Note 1 None	Note 1 None	60

Notes: ~~1. No limitation.~~

~~12.~~ If along a flanking street of corner lot.

~~3.~~ On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.

~~24.~~ The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapters ~~18.20 North Dwyer Creek Residential Overlay and~~ 18.21 Light Industrial/Business Park.

~~36.~~ Maximum setback at front building line is ten feet.

~~54.~~ Residential dwelling units shall satisfy the setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.



July 18, 2017

To: Chair Hull and Planning Commission

From: Phil Bourquin, Community Development Director

Handwritten initials "PB" in blue ink.

Re: Proposed amendments to CMC 18.07.030 – Table 1

BACKGROUND:

At the Planning Commission hearing of June 20, 2017, deliberative discussion arose regarding striking or deleting CMC 18.07.030 Table-1, footnote 10:

"10. Allowed as approved in a mixed use planned development (MXPD) overlay area."

A notable concern included a presumption that that buyers and sellers of property rely on the codes in place when making decisions to sell or buy. As it relates to footnote 10, without a clear understanding that the underlying MXPD overlay zone had been repealed in 2016, a buyer or seller might have simply relied on the existing text of the code as an available mechanism under which a mixed use development may be considered.

With the continuance of the June 20th hearing, Staff reviewed the concerns of the public and drafted language that was included in the July 12th Staff Report -- The intent of which was to provide some resolution to the issues raised.

Upon further deliberation, it is the opinion of the Community Development Director that further refinement is desirable for clarity. With the additional revisions noted below, it is believed the code will provide the opportunity for the City to partner with property owners in strategically integrating alternative housing types, in a walkable community, where residents can work, shop, eat and recreate.

RECOMMENDATION:

It is the recommendation of the Community Development Director that the Planning Commission support amending CMC 18.07.030 Table-1, footnote 10 to read as follows:

Note 10: On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.

Date Published: August 31, 2017

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) (Non-project Action) to amend **Title 18 Zoning of the Camas Municipal Code (CMC) (SEPA17-20)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The proposed amendments to CMC Title 18 Zoning and the SEPA Checklist are attached.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Bureau of Indian Affairs
C-Tran
Camas School District
Camas City Administrator, Peter Capell
Camas Building Official, Bob Cunningham
Camas Community Development Director, Phil Bourquin
Camas Engineering Department Managers
Camas Fire Department, Randy Miller
Camas Finance Director, Cathy Huber Nickerson
Camas Hearings Examiner, Joe Turner
Camas Mayor and City Council Members
Camas Parks and Recreation, Jerry Acheson
Camas Planning Commission Members
Camas Planning Manager and Staff
Camas Police Chief, Mitch Lackey
Camas Public Works Director, Steve Wall
Camas Public Library, Connie Urquhart
Chinook Indian Nation
Cultural Resource Program, Cowlitz Indian Tribe
Cultural Resource Program, Yakama Indian Nation
Clark County Department of Environmental Services
Clark County Public Works – Development Engineering Program
Clark County Department of Transportation
Clark County Natural Resources Council
Clark Public Utilities
Department of Ecology
Department of Fish and Wildlife
Department of Natural Resources, SEPA Center
Post Record Publications
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver-Clark Parks and Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA 17-20
Title 18 Zoning of the Camas Municipal Code (CMC)

APPLICANT: City of Camas

REQUEST: To amend **CMC Title 18 Zoning** due to changes to state law, corrections to typos, or to clarify sections that may have been challenging to administer since the past review cycle.

LOCATION: Camas city limits to include the urban growth boundary

LEGAL DESCRIPTION: Portions of Township 2 North, Range 3 East, Sections 17, 20, 21, 27, 28, 29, 32, 33, 34, 35 and 36; Portions of Township 1 North, Range 3 East, Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16; and Portions of Township 1 North Range 4 East, Section 7, and further defined as the Camas City Limits.

SEPA DETERMINATION: Determination of Non-Significance (DNS) (Non-project action)

COMMENT DEADLINE: September 14, 2017, 5:00 p.m.

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Determination:

Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

Publication date of this DNS is **August 31, 2017**, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **September 14, 2017**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

SEPA Appeal Process:

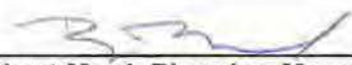
An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

1. The case number designated by the City of Camas and the name of the applicant; and,
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 16.31.060 of the Camas Municipal Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the City Planner. All contact with the City Planner regarding the petition, including notice, shall be with this contact person.

The appeal request and appropriate fee of **\$355** must be submitted to the Community Development Department between 8:00 a.m., and 5:00 p.m., Monday through Friday, at the address listed below:

Appeal to the City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

 <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Robert Maul, Planning Manager and Responsible Official	August 31, 2017 Date of publication
--	--



SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Amendments to Camas Municipal Code, Title 18 Zoning

2. Name of applicant: [\[help\]](#)

City of Camas

3. Address and phone number of applicant and contact person: [\[help\]](#)

Sarah Fox, Senior Planner

616 NE 4th Avenue

Camas, WA 98607

(360) 817-7269

4. Date checklist prepared: [\[help\]](#)

August 28, 2017

5. Agency requesting checklist: [\[help\]](#)

City of Camas

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Adoption of amendments is expected to occur in October.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Not applicable

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The city has adopted critical area ordinances and maps based on best available science.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Not applicable

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

City Council must adopt the amendment by ordinance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The amendments will include updates due to changes to state law, corrections to typos, or to clarify sections that may have been challenging to administer since the past review cycle.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

**Portions of Township 2 North, Range 3 East, Sections 17, 20, 21, 27, 28, 29, 32, 33, 34, 35 and 36;
Portions of Township 1 North, Range 3 East, Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16; and
Portions of Township 1 North Range 4 East, Section 7, and further defined as the Camas City Limits.**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Topography in the area ranges from flat in the older core of Camas and on the west side of Prune Hill, to hilly on the flanks of Prune Hill, to steep slopes in some areas of Prune Hill and in some canyons on the south side of Prune Hill. On the northeast side of Lacamas Lake the topography ranges from flat to hilly, with some steep slopes

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope in the area is well over 40% in the southern area of Prune Hill overlooking the Columbia River.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The US Soil Conservation survey of Clark County shows a number of soils in the Camas area. There are areas north of Lacamas Lake that are still in agricultural use.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are areas of potentially unstable soils

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

None, non-project action

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

None, non-project action

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

None, non-project action

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None, non-project action

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

None, non-project action

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None, non-project action

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None, non-project action

3. Water [\[help\]](#)

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Major water features within the City include the Columbia River, the Washougal River, Lacamas Lake, Lacamas Creek, Fallen Leaf Lake, and Round Lake.

The Columbia River begins in Canada, enters the United States in northeastern Washington, and travels southwest through Washington to the Pacific Ocean. The river exits the Columbia River Gorge shortly before it travels past downtown Camas.

The Washougal River flows southwest from the Cascade Mountains to the City of Camas, where it empties into the Columbia River.

Upper Lacamas Creek (above Lacamas Lake) receives flow from 5 tributaries, only one of which is within the city limits (Dwyer Creek). The other tributaries (China Ditch, Matney Creek, Shanghai Creek, and Fifth Plain Creek) enter Lacamas Creek in rural Clark County.

Lacamas Lake is a 2.4 mile long lake that receives runoff from the surrounding hills and flow from Lacamas Creek. It is connected to Round Lake by a small channel that runs under State Route 500. The water level in Round Lake is controlled by a dam at the south end of the lake, which is run by Georgia Pacific Consumer Products LLC.

Lower Lacamas Creek, below Round Lake, travels down a steep slope and over waterfalls to its confluence with the Washougal River.

Numerous streams and creeks discharge from Prune Hill, including Blue Creek and Forest Home Creek on the south side, and Dwyer Creek on the north side. The Fisher Swale follows the west limits of the city as it heads to the Columbia River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

None, non-project action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None, non-project action

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None, non-project action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

None, non-project action

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None, non-project action

- c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

None, non-project action

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

None, non-project action

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

None, non-project action

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None, non-project action

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- X deciduous tree: alder, maple, aspen, other
 X evergreen tree: fir, cedar, pine, other
 X shrubs
 X grass
 X pasture
 X crop or grain
 X Orchards, vineyards or other permanent crops.
 X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 X water plants: water lily, eelgrass, milfoil, other
 X other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None, non-project action

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Oregon White Oak and the Camas Lily habitats are protected in the city.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None, non-project action

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

birds: , other:

mammals: , other:

fish:

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Five salmonoid species: Fall Chinook, Chum, Coho, Summer & Winter steelhead; and Bull trout are present within Lacamas Creek.

Bald eagles have been known to be along the Lacamas Lake/Creek corridor.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Portions are within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None, non-project action

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None, non-project action

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

None, non-project action

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

None, non-project action

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None, non-project action

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [\[help\]](#)

None, non-project action

1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None, non-project action

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None, non-project action

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None, non-project action

4) Describe special emergency services that might be required. [\[help\]](#)

None, non-project action

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None, non-project action

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None, non-project action

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None, non-project action

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None, non-project action

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

None, non-project action

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Approximately 300 acres north of Lacamas Lake are still being used agriculturally, although these uses are considered as "existing non-conforming" in the city limits, given that the underlying zoning is industrial.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

None, non-project action

c. Describe any structures on the site. [\[help\]](#)

None, non-project action

d. Will any structures be demolished? If so, what? [\[help\]](#)

None, non-project action

e. What is the current zoning classification of the site? [\[help\]](#)

The city has adopted the following zoning districts: Residential 15,000 (R-15); Residential 12,000 (R-12); Residential 10,000 (R-10); Residential 7,500 (R-7.5); Residential 6,000 (R-6); Multi-family 10 (MF-10); Multi-family 18 (MF-18); Multi-family Cottage (MF-C); Neighborhood Park (NP); Special Use Park (SU); Open Space (OS); Regional Commercial (RC); Community Commercial (CC); Neighborhood Commercial (NC); Downtown Commercial (DC); Mixed Use (MX); Business Park (BP); Light Industrial (LI), Heavy Industrial (HI); and Light Industrial / Business Park (LI/BP).

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The city has adopted the following comprehensive plan designations: Single-family Low; Single-family Medium; Single-family High; Multi-family Low; Multi-family High; Commercial; Park/ Open Space; and Industrial.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The city has adopted the following shoreline designations Aquatic, Natural, Urban Conservancy, Medium Intensity, and High Intensity.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

[\[help\]](#)

There are areas of the city that are considered environmentally sensitive, and are generally identified on the city's critical area maps, Clark County maps, and other available information.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
The City of Camas has a current population of 20,880

j. Approximately how many people would the completed project displace? [\[help\]](#)
None, non-project action

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None, non-project action

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
None, non-project action

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
None, non-project action

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None, non-project action

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None, non-project action

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None, non-project action

10. **Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
None, non-project action

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None, non-project action

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None, non-project action

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None, non-project action

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None, non-project action

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None, non-project action

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None, non-project action

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None, non-project action

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

None, non-project action

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None, non-project action

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

There are five sites on the Clark County Heritage Register, twenty-one sites on the Clark County Historical Resources Inventory, and two sites on the National Register of Historical Places.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None, non-project action

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None, non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None, non-project action

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The basic roadway system providing circulation to and from Camas is the federal and state highway system: Interstate 5, Interstate 205, State Route 14, and State Route 500 (Everett Street within the city limits). The interstates link Camas and surrounding areas to Portland to the south, as well as Olympia and Seattle to the north. State Route 14 is the major east-west connection from Camas to I-205 and I-5. State Route 500 provides access to the northern parts of the County. There are some major arterials: Pacific Rim Boulevard, SE 1st/Lake Road, Leadbetter Road, Brady/Parker Road, and NE 3rd Avenue, to name a few, and several minor arterials that provide circulation between Camas and communities to the east and west. These arterials also provide a significant amount of circulation within the community.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, C-Tran serves the Camas area.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None, non-project action

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

None, non-project action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

None, non-project action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

None, non-project action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

None, non-project action

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None, non-project action

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

None, non-project action

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None, non-project action

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

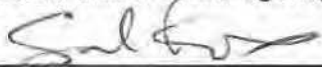
The city provides water, sewer and refuse service. Other utilities are available by others.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

None, non-project action

C. Signature [\[help\]](#)

Under the penalty of perjury, the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Sarah Fox

Position and Agency/Organization Senior Planner, City of Camas

Date Submitted: 7/28/17

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The development standards of Title 18 would not affect regulations in regard to protections to air and water, or hazardous substances.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed amendments to the development standards of Title 18 do not affect environmental protections within Title 16.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

3. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments to the development standards of Title 18 will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed amendments to the development standards of Title 18 do not affect environmental protections within Title 16.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendments to the development standards of Title 18 do not affect environmental protections within Title 16, or the Camas Shoreline Master Program.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendments to the development standards of Title 18 do not modify zoning or the city's comprehensive plan for transportation and utilities.

Proposed measures to reduce or respond to such demand(s) are:

None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments to the development standards of Title 18 do not affect environmental protections within Title 16.

DRAFT AMENDMENTS TO TITLE 18 – ZONING

Chapter 18.03 - DEFINITIONS	1
Chapter 18.05 - ZONING MAP AND DISTRICTS.....	3
Chapter 18.07 - USE AUTHORIZATION	5
Chapter 18.09 - DENSITY AND DIMENSIONS.....	13
Chapter 18.11 - PARKING	17
Chapter 18.13 - LANDSCAPING	17
Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS	21
Section 18.26.090 - Development bonuses.	25
Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS	25

Note to reader: The following proposed amendments are shown as underlined or strike-through ~~text~~. A double underlined phrase indicates that it has been moved to another section of the code, rather than deleted. The full content of each chapter is not included, which means that if changes are not shown in this document then they are not intended. All changes were recommended to be forwarded to Council by the Planning Commission, with the exception of additional changes proposed by Staff at pages 15 and 25. See side bar notes on those pages.

Chapter 18.03 - DEFINITIONS

18.03.030 - Definitions for land uses.

For the purposes of this title, the following definitions shall apply:

"Food cars/ food trucks / food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer, rather than a site specific building. Restaurants or fast food restaurants with in a fixed authorized location permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

"Kennel / commercial/ boarding"- (primary use) means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels / boarding must be entirely indoors, unless otherwise approved with a Type III permit.

Kennel / boarding (incidental use) means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 - Public disturbance noises.

"Video rental store" means an establishment engaged primarily in the business of renting video cassettes, DVD's and games.

18.03.040 - Definitions for development terms.

As used in this title:

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas. Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.

"Lot line" means the property line bounding a lot.

Lot Line, Front. "Front lot line" means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley. See Figure 18.03-8.

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an triangular or irregular shaped lot, a line ten feet in length within the lot parallel to and at the maximum distance most distant from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figures 18.03-6 and 18.03-8.

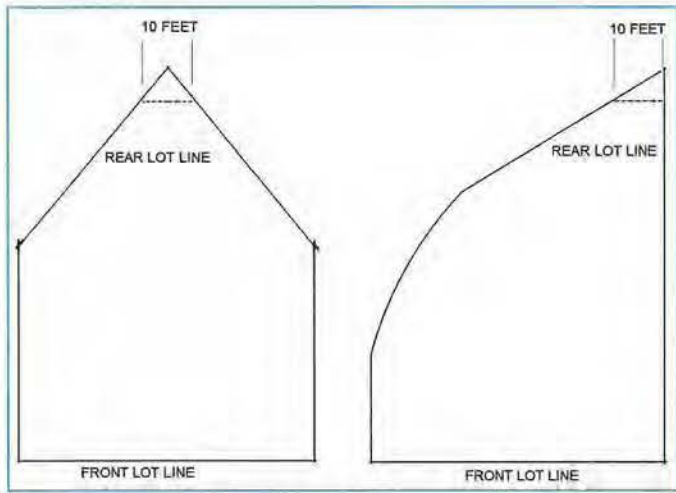
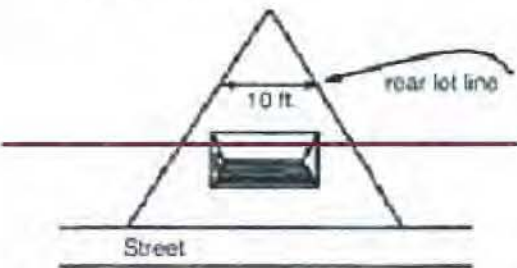


Figure 18.03-6 Rear Lot Line in the Case of a Triangular or Irregular Lot

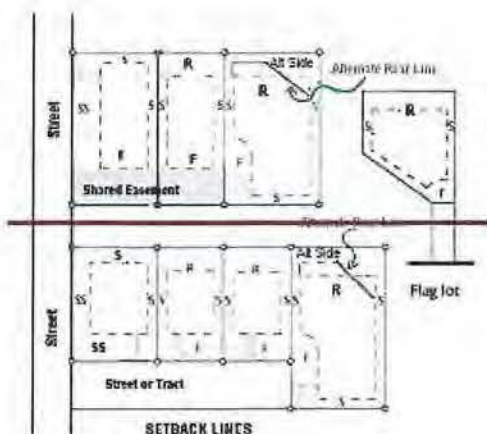


Figure 18.03-8 (1 of 2)

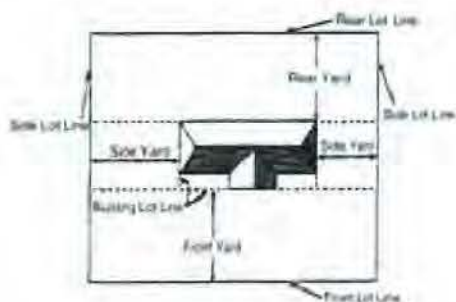


Figure 18.03-8 Yard and Lot Lines (2 of 2)

Chapter 18.05 - ZONING MAP AND DISTRICTS

Sections:

18.05.010 - Zoning maps administration.

- A. This title shall consist of the text titled the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the mayor and the city clerk, and marked and designated as "The Zoning Map of the City of Camas," which map or book of maps shall be placed on file in the offices of the city clerk, county auditor, and other city departments. This title, and each and all of its terms and map details, is to be interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the maps and the text of this code the text shall prevail.
- B. Zoning text and map Amendments. Amendments may be proposed by city council ~~or on its own motion, or may be proposed by the planning commission on its own motion, or such an amendment may be proposed by an applicant or city staff pursuant to CMC Chapter 18.55-51 Administration and Procedures~~Comprehensive Plan and Zoning Amendments.
- C. Administration and Procedures. A correct copy of each amendment to the text or to the map established by this title shall be maintained on file in the offices of the city clerk and the planning official.

- D. Site Specific Rezones. A site specific rezone involves an application of an owner of a specific parcel or set of contiguous parcels that does not require modification of the comprehensive plan. Site specific rezones are decided by the hearing officer after a public hearing. The criteria for reviewing and approving a site specific rezone are as follows:
 1. The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest.
 2. The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.
- E. Timing and Responsibility for Updating Official Zoning Map. All amendments hereafter made to the zoning map by ordinance shall be shown on such map(s), and it shall be the responsibility of the planning official to keep the maps up to date at all times. Any amendments to the zoning map shall be made in accordance with the comprehensive plan map, as amended.

18.05.020 - Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space

18.05.040 - Residential and multifamily zones.

- A. ~~R-20 Residential 20,000. This zone is intended to ensure that the rural character of certain portions of the city is maintained. Residential development is expected to consist of large custom single-family dwellings on uniquely~~

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~~configured lots which are designed to be sensitive to topographic and environmental considerations. The average lot size is twenty thousand square feet at densities of one to two dwellings per acre.~~

- B. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- C. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
- D. R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
- E. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
- F. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- ~~G. R-5 Residential-5,000. This zone is intended for single-family dwellings, either attached or detached, with densities of up to eight and one-half dwellings per acre. The slope of property is less than other medium density residential zones. Like the R-6 district, this zone serves as a transition to multifamily or commercial zones. The average lot size is five thousand square feet.~~
- H. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- I. MF-18 and MF-24 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

18.05.060 - Overlay zones/special planning areas.

~~Overlay zones implement the goals and values expressed in the comprehensive plan, or special planning areas such as the North Dwyer Creek master plan. Uses within this area may be subject to standards which deviate from those in the primary zone.~~

Chapter 18.07 - USE AUTHORIZATION

Sections:

18.07.020 - Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."

- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.
- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, or whatever review process is deemed more applicable by the community development director, shall may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:

1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and
2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Commercial Uses									
Animal kennel, commercial/boarding ⁶	X	X	X	C _{p¹¹}	X	C _{p¹¹}	X	X _{p¹¹}	X _{p¹¹}
Animal shelter ⁶	X	X	X	C	X	C	X	C	P
Antique shop ⁶	P	P	P	P	P	C	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P
Book store ⁶	C	P	P	P	P	P	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P
Cart vendors ⁶	C	P	C	P	C	P	P⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	X	C	P
Clothing store ⁶	C	P	P	P	P	P	X	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	X	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P
Department store ⁶	X	P	C	P	P	P	X	P	X
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	P	P ⁵	P	P
Event center	X	P	C	P	C	P	P	P	P
Feed store ⁶	X	X	X	P	X	C	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X	X
Florist shop ⁶	P	P	P	P	P	P	P ⁵	P	X
Food cart/ Food truck / Food delivery business ⁶	X-C	P	C	P	C	P	X-C	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X
Household appliance repair ⁶	X	P	C	P	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P
Marijuana processor	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	X	P	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P
Pet shops ⁶	X	P	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	X	C	P
Research facility ⁶	X	P	C	C	X	P	P	P	P
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P
Truck terminals ⁶	X	C	X	C	X	X	X	C	P
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P
Video rental store ⁶	P	P	P	P	P	P	X	P	X
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P
Manufacturing and/or processing of the following:									
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P
Food production or treatment	X	X	X	C	C	P	X	P	C
Foundry	X	X	X	X	X	X	X	C	C
Furniture manufacturing	X	P	X	X	C	C	X	P	P
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	C	P	C	P
Electronic equipment	X	P	X	X	X	X	P	P	P
Industrial Uses									
High-tech industry	X	P	X	X	P	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P
Recreational, Religious, Cultural Uses									
Auditorium ⁶	C	P	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P
Library ⁶	C	P	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P
Open space ⁶	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P	P
Educational Uses									
College/university ⁶	P	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P
Residential Uses									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X	P	X	X	X	X
Housing for the disabled	P	P	P	X	P	X	X	X	X
Apartment	X	P	X	X	P	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X	P	X	X	X	X
Single family attached (e.g. rowhouses)	X	C/P ⁷	X	X	P	X	X	X	X

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Single-family dwelling	X	X	X	X	P	X	X	X	X
Residential Uses in Commercial and Industrial Zones									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P ¹⁰	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P ¹⁰	P	X	X	X	X
Housing for the disabled	P	P	P	X/P ¹⁰	P	X	X	X	X
Apartment, multifamily development, <u>row houses</u>	X	C/P ⁷	X/P ¹⁰	X/P ¹⁰	P C	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Major telecommunication facility 6	X	X	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	P	P	P	C	P
Wireless communications facility 3,6	Refer to Chapter 18.35 X C C P C P P P P								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential 6	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities 6	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development 4	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. See CMC Chapter 18.35 "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district. Reserved.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;

B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and

C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.

10. Allowed as approved in a mixed use planned development (MXPDP) overlay area. On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

18.07.040 - Table 2—Residential and multifamily land uses.

KEY: P=Permitted Use

C=Conditional Use

X = Prohibited Use

T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	<i>R</i>	<i>MF</i>
Residential Uses		
<i>Adult family home, residential care facility, supported living arrangement, or housing for the disabled 1</i>	P	P
<i>Apartments</i>	P 2	P
<i>Assisted living 1</i>	C	P
<i>Designated manufactured homes</i>	P	P
<i>Duplex or two-family dwelling</i>	C	P
<i>Manufactured home</i>	X	X
<i>Manufactured home park</i>	X	C
<i>Nursing, rest, convalescent, retirement home 1</i>	C	P
<i>Single-family Residential attached housing for three or more units (e.g., rowhouses)</i>	X / P 2	P
<i>Single-family dwelling (detached)</i>	P	P
Incidental Uses		
<i>Accessory dwelling unit</i>	P	P
<i>Animal training, kennel, boarding</i>	X	C
<i>Day care center 1</i>	C	P
<i>Day care, family home</i>	P	P
<i>Day care, minicenter 1</i>	C	P
<i>Electric vehicle battery charging station and rapid charging stations</i>	P	P
<i>Gardening and horticulture activities</i>	P	P
<i>Home occupation</i>	P	P
<i>Bed and breakfast 1</i>	C	C
Recreation/Religious/Cultural		
<i>Church 1</i>	C	C
<i>Community clubs, private or public 1</i>	C	C
<i>Library 1</i>	C	C
<i>Museum 1</i>	C	C
<i>Open space 1</i>	P	P
<i>Public or semi-public building 1</i>	C	C
<i>Park or playground</i>	P	P
<i>Sports fields 1</i>	C	C

	<i>R</i>	<i>MF</i>
<i>Trails</i>	P	P
<i>Educational Uses</i>		
<i>Private, public or parochial school 1</i>	C	C
<i>Trade, technical, business college 1</i>	X	X C
<i>College/university 1</i>	X	X
<i>Communication and Utilities</i>		
<i>Major communication facility 1</i>	X	X
<i>Minor communication facility</i>	€	€
<i>Wireless communication facility 1</i>	Refer to Chapter <u>18.35</u> € €	
<i>Facilities, minor public</i>	C	C
<i>Public utilities, minor</i>	C	C
<i>Pumping station 1</i>	C	C
<i>Railroad tracks and facilities 1</i>	C	C
<i>Temporary Uses</i>		
<i>Sales office for a development in a dwelling 1, 4</i>	T	T
<i>Sales office for a development in a trailer 3, 4</i>	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.

Chapter 18.09 - DENSITY AND DIMENSIONS

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 4} ₂
Bulk Regulations									
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a
Minimum lot area (square feet)	5,000	^{Note 1} None	^{Note 1} None	^{Note 1} None	1,800	10,000	½ acre	^{Note 1} None	10 acres
Minimum lot width (feet)	40	None ^{Note 1}	None ^{Note 1}	^{Note 1} None	^{Note 1} None	100	100	^{Note 1} None	Not specified
Minimum lot depth (feet)	40	^{Note 1} None	None ^{Note 1}	^{Note 1} None	^{Note 1} None	^{Note 1} None	100	^{Note 1} None	Not specified
Setbacks:									
Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.									
Minimum front yard (feet) ^{Note 3}	15'	^{Note 5-4}	^{Note 5-4}	^{Note 5-4}	^{Note 3} 6	Not specified None	15	^{Note 1} None	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	^{Note 1} None/ 10' ^{Note 12}	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} 10'	15' or 25' if abutting a residential area	15	^{Note 1} None	100' for building; 25' for parking
Minimum rear yard (feet)	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} 25'	25'	50	^{Note 1} None	100' for building; 25' for parking area
Lot Coverage									
Lot coverage (percentage)	85%	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} 1 story (60%) 2 stories or more (50%)	70%	50%	^{Note 1} None	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	^{Note 1} None	^{Note 1} None	^{Note 1} None	^{Note 1} None	acre or less: 35'; 1 to 2 acres: 45'; 2 acres or more: 60'	^{Note 1} None	^{Note 1} None	60

Notes: ~~1. No limitation.~~

~~12. If along a flanking street of corner lot.~~

~~3. On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.~~

~~24. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapters 18.20 North Dwyer Creek Residential Overlay and 18.21 Light Industrial/Business Park.~~

~~36. Maximum setback at front building line is ten feet.~~

~~54. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.~~

18.09.040 - Table 21—Density and dimensions—Single-family residential zones.

Density and Dimensions for Single-family Residential Zones ¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/gross net acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵⁴	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴³	6,000	<u>7,200</u>	<u>9,000</u>	<u>12,000</u>	<u>14,400</u>	<u>18,000</u>	<u>24,000</u>
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage ⁵	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³²	35	35	35	35	35	35	35
B. Density Transfer Lots ¹							
Maximum density (dwelling units/net gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴³	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³²	35	35	35	35	35	35	35

Notes:

1. For additional density and dimension provisions, see CMC Sections 18.09.060 through 18.09.180.

32. Maximum building height: three stories and a basement, not to exceed height listed.

43. For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.

54. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.

6-5 The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.

18.09.040 - Table 2—Building setbacks for single-family residential zones¹.

Lot Area Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15-20	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40

Note:

- ~~1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.~~
- ~~2. Setbacks may be reduced to be consistent with average the lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.~~
- ~~3. Maximum building height: three stories and a basement, not to exceed height listed.~~
- ~~4. For parcels with an existing dwelling, a one time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.~~
- ~~5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.~~
- ~~6. The maximum building lot coverage for single story homes may be up to forty five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single story home cannot include a basement or additional levels.~~

18.09.050 – Table 3-1 Density and dimensions for multifamily residential zones.

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per <u>gross-net</u> acre)	10	18	24	18 24
Minimum density (dwelling units per <u>net-gross</u> acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	30-36	20-26	20	0-None
Minimum lot depth (feet)	70	60	60	0-None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/2018	10/2018	10/2018	0/ 2018
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	3 ^{Note 1}	0 / <u>If abutting R-zone than setback is 10'</u>
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0 / <u>If abutting R-zone than setback is 10'</u>
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45-50 ^{Note 2-5}	45 ^{Note 2}	18 ^{Note 3}

Table 3 Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum ~~building height~~: three stories and a basement but not to exceed height listed ~~above~~.
3. Maximum ~~building height~~: one story and a basement but not to exceed height listed ~~above~~.
4. Gross Floor Area (GFA) in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
5. Maximum four stories but not to exceed height listed.

18.09.140 - Front yard—Exception.

- A. Commercial and Industrial Districts. For a lot in a NC, CC, RC, LI or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.
- B. Sloping Lot in any Zonezone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than 18 feet from the back of the sidewalk.

Chapter 18.11 - PARKING

Sections:

18.11.020 - Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. ~~The city is directed to promulgate and enforce standards for maneuvering aisles and parking stall dimensions, and to make such standards available to the public.~~
 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of 9.0 feet in width;
 - b. Standard spaces shall be a minimum of 18.0 feet in length.
 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be 15 feet
 - b. Two-way aisle width shall be 24 feet
- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

Chapter 18.13 - LANDSCAPING

Sections:

18.13.010 - Purpose.

The purpose of this chapter is to establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of parking areas, provide for shade, minimize erosion, and to implement the comprehensive plan goal of preserving natural beauty in the city.

18.13.020 - Scope.

Landscaping standards shall apply to all new multifamily, commercial, industrial, ~~and governmental~~ uses, including change of use, and parking lots ~~of with greater than four spaces, and any development that is subject to Design Review (Refer to Chapter 18.19 Design Review) or more.~~ For conditional uses permitted in residential and multifamily districts, such as churches, schools, civic organizations, etc., the standards for landscaping will be the same as the landscaping standards in community commercial zones.

18.13.030 - Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

18.13.040 - Procedure.

Detailed plans for landscaping shall be submitted with plans for building and site improvements. Included in the plans shall be type and location of plants and materials.

18.13.050 - Landscaping standards.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character. The required landscaping must be a combination of trees, shrubs, and ground cover to achieve these purposes.
- ~~C. Plants that minimize upkeep and maintenance shall be selected.~~
- ~~D. Plants shall complement or supplement surrounding natural vegetation.~~
- ~~E. Plants chosen shall be in scale with building development.~~
- FC. Minimum landscaping as a percent of gross site area shall be as follows:

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	10 15%
MX	10 15%
NC, MF	5 10% on lots less than 10,000 square feet; 10 15% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

- ~~GD.~~ Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of ~~one and one-half~~two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.
- ~~HE.~~ Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.
- ~~IF.~~ Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).
- ~~JG.~~ Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.
- ~~KH.~~ Appropriate measures shall be taken, e.g., installations of ~~watering~~irrigation systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- ~~L.~~ Trees shall not be planted closer than twenty-five feet from the curb line of the intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.
- ~~M.~~ Street trees shall not be planted closer than twenty feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least twenty feet distant.
- ~~N.~~ Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.
- ~~O.~~ Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

- ~~P.~~ Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable nonpermanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.
- ~~Q.~~ Required Trees, as they grow, shall be pruned to their natural form to in accordance with the International Society of Arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.
- ~~R.~~ Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.
- ~~S.~~ Vision clearance hazards shall be avoided prohibited.
- ~~L.~~ Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

18.13.055 - Landscape buffering standards.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1- Landscape Buffers

Abutting zone ↻	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site ↻								
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

- a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.
- b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
- b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
- b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

a. F1, Partially Sight-Obscuring Fence.

- i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
- ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2, Fully Sight-Obscuring Fence.

- i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
- ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

- a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.
- b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
- c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.13.060 - Parking areas.

- A. Parking areas are to be landscaped at all perimeters.
- B. All parking areas shall provide interior landscaping for shade and visual relief.

- C. Parking lots shall have a minimum ratio of one tree per six double-loaded stalls or one tree per three single-loaded stalls (See Figure 18.13-1).

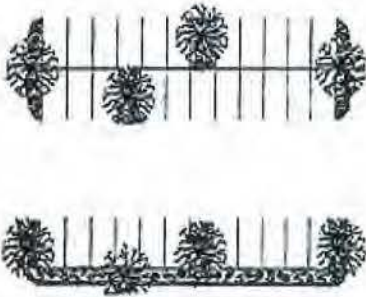


Figure 18.13-1 Parking Lot Planting Islands

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas shall provide a five-foot minimum width of clear planting space.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13-2).

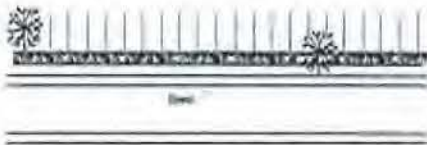


Figure 18.13-2 Parking Lot Landscape Divider Strip

18.13.070 - Assurance device.

In appropriate circumstances, the city may require a reasonable performance of maintenance assurance device, in a form acceptable to the finance department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS

18.17.050 — Fences and walls.

- A. Purpose. The purpose of this section is to provide minimum regulations for fences and masonry walls, with the desired objectives of privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.
- B. Permits. If a fence or wall is over six feet high then a building permit will be required, and the fencing/wall must meet required setbacks.
- BC. Heights and Location.
 - 1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.

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~~1.2. A fence/wall shall not exceed 42 inches high in the front yard. The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title. See Figure 18.17.050-1.~~



Figure 18.17.050-1 Fence Heights

- ~~C. A fence shall not exceed three and one-half feet (forty-two inches) in height in the front yard.~~
- ~~D. Access. No fence/wall shall be constructed so as to:~~
- ~~1. (1) block Block or restrict vehicular access to a dedicated alley, access or way, or~~
 - ~~2. (2) create Create a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access.~~
- ~~1. Fences over three and one-half feet shall not be placed in the vision clearance area on corner lots.~~
- ~~E. Prohibited Materials. Fiberglass sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing or wall material, unless otherwise allowed in commercial and industrial zones.~~
- ~~F. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six-foot high, nonview-obscuring fence.~~
- ~~G. Measurement of Fence and Wall Height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of such wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.~~
- ~~H.G. Agriculture/Ranching (A/R) Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair and replacement of existing fences shall be governed by state law.~~
- ~~I.H Security fencing may be permitted with the following limitations:~~
- ~~1. The security fencing shall consist of not more than four strands of barbed wire located on the top of a six-foot high fence; and~~
 - ~~2. The security fencing shall be associated with a commercial or industrial development.~~

18.17.060 - Retaining walls.

- A. Permits required. Building permits are required for retaining walls over 4'-0" in height, and for retaining walls that support additional weight (e.g. steep slopes, buildings, parking areas). Retaining walls are measured from the bottom of the footing to the top of the wall.
- B. Drainage required behind retaining wall to relieve build-up of water pressure.

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C. Exterior Facing Retaining Walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060 1 Exterior Facing Retaining Walls).

- a. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed 42" (front yard) or 6'-0" (side and rear yards), or setback a distance of one foot for every foot in height of fence in excess of allowed height.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.
- c. Retaining walls over 6'-0" in height will be subject to Design Review approval.

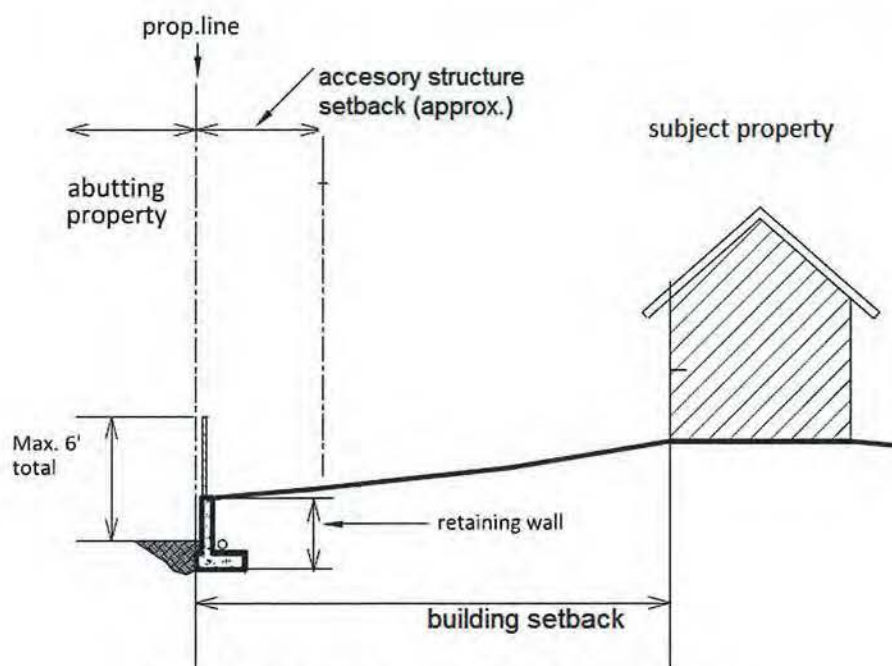


Figure 18.17.060-1 Exterior Facing Retaining Wall

August 24, 2017

D. Interior Facing Retaining Walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060 2 Interior Facing Retaining Walls)

- a. When fence is atop the retaining wall, then the total height of fence shall not exceed 42" (front) or 6'-0" (side and rear) depending on location, unless fence meets setbacks.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.

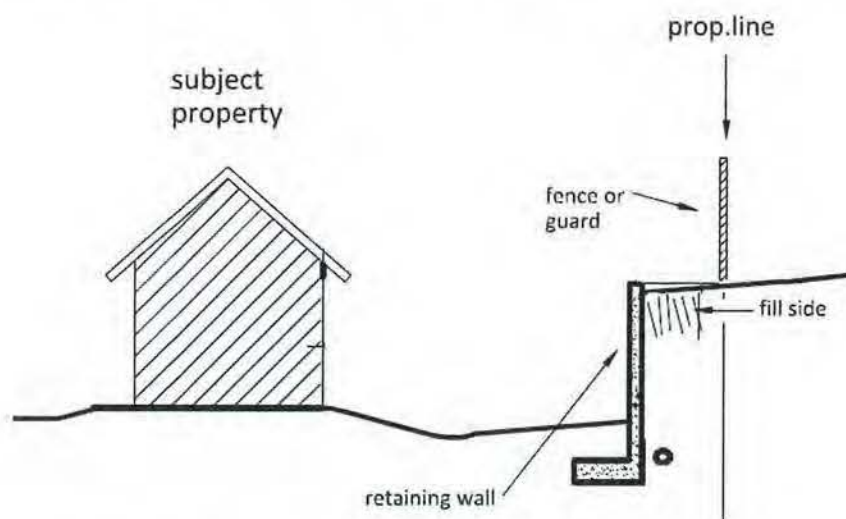


Figure 18.17.060-2 Interior Facing Retaining Wall

~~A. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed. See Figure 18.17.060-1(A) Retaining Walls.~~



~~**Figure 18.17.060-1 Retaining Walls**~~

~~B. Where a retaining wall contains a fill above the natural grade, and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A nonsight obscuring fence up to three and one-half feet in height may be erected at the top of the retaining wall for safety. See Figure 18.17.060-1(B) Retaining Walls.~~

~~C. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall shall be setback a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained. See Figure 18.17.060-1(C) Retaining Walls.~~

18.26.090 - Development bonuses.

B. Residential development:

1. May increase density of residential development in accordance with the Density Transfer Standards of CMC Section 18.09.03-040 (Table 2) of the underlying zone, or, if a multifamily zone, then standards may reflect those of the MF-24-18 attached-zone of CMC Section 18.09.050 (Table 3), if landscaping is not sacrificed.

Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS

Sections:

18.51.010 - Application and criteria therein for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

- A. A detailed statement of what is proposed and why;
- B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;
- C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;
- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;
- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;
- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;
- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and
- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

18.51.020 - Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

- A. In the months of November and December, city staff and applicants shall complete preapplication meetings;
- B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;
- C. The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. In the months of February and March of each year, the city shall review all proposed changes (including any changes initiated by the city). If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed. The city may take as much as sixty days from the closing of the application period (January thirty first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period.

18.51.025 - Zoning code map and text and map amendments.

- A. Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV decision legislative process per CMC 18.55.030.G, which may be adopted by the city council at any time after public notice and hearings, and planning commission consideration and recommendations as provided by law, except as provided in this chapter with respect to the official zoning map.

August 24, 2017

B. Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application per CMC 18.55.030.C:

1. An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.

2. Narrative that addresses the following criteria:

a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;

b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;

c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;

d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;

e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

f. Specific information about the intended use and development of the property.

18.51.030 - Staff report Evaluation Criteria.

For consideration for any proposed amendment to either the comprehensive plan, zoning code text or, or development regulations, the planning department shall prepare and submit to the planning commission a staff report which addresses/evaluates the following:

A. The issues set forth in this chapter;

BA. Impact upon the City of Camas comprehensive plan and zoning code;

CB. Impact upon surrounding properties, if applicable;

DC. Alternatives to the proposed amendment; and

ED. Appropriate/Relevant code citations and other adopted relevant documents that may be affected by the proposed change.

F. The SEPA checklist and determination.

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination.

18.51.040 - Notification and hearing.

Upon consideration of any amendment, modification, or alteration to the comprehensive plan or zoning code, the planning commission shall hold at least one public hearing on the proposed amendment. Any person can submit written comment to the department prior to the public hearing, and/or present oral testimony at the public hearing. Notice of the time, place, and purpose of such public hearing shall be published in the official newspaper of the city in accordance with CMC Section 18.55.320 Type IV Legislative hearing process. The hearing may be continued from time to time at the discretion of the planning commission, but no additional notices need be published.

18.51.050 - Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

August 24, 2017

- A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:
 - 1. The application and criteria established therein;
 - 2. The staff report and recommendation;
 - 3. The planning commission recommendation;
 - 4. The public interest.
- B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:
 - 1. Approve as recommended;
 - 2. Approve with additional conditions;
 - 3. Modify, with or without the applicant's concurrence;
 - 4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
 - 5. Remand the proposal back to the planning commission for further proceedings.



Amendments to Title 18

Zoning

City Council | September 5, 2017

Staff Report Overview



Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

— Jane Jacobs —

AZ QUOTES

Definitions

Zoning Map

Land Uses
(P, C, X)

Dimensions

Parking &
Landscaping

Fences &
Walls

Zoning
Amendments



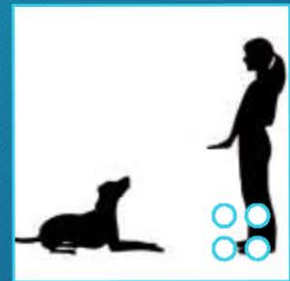
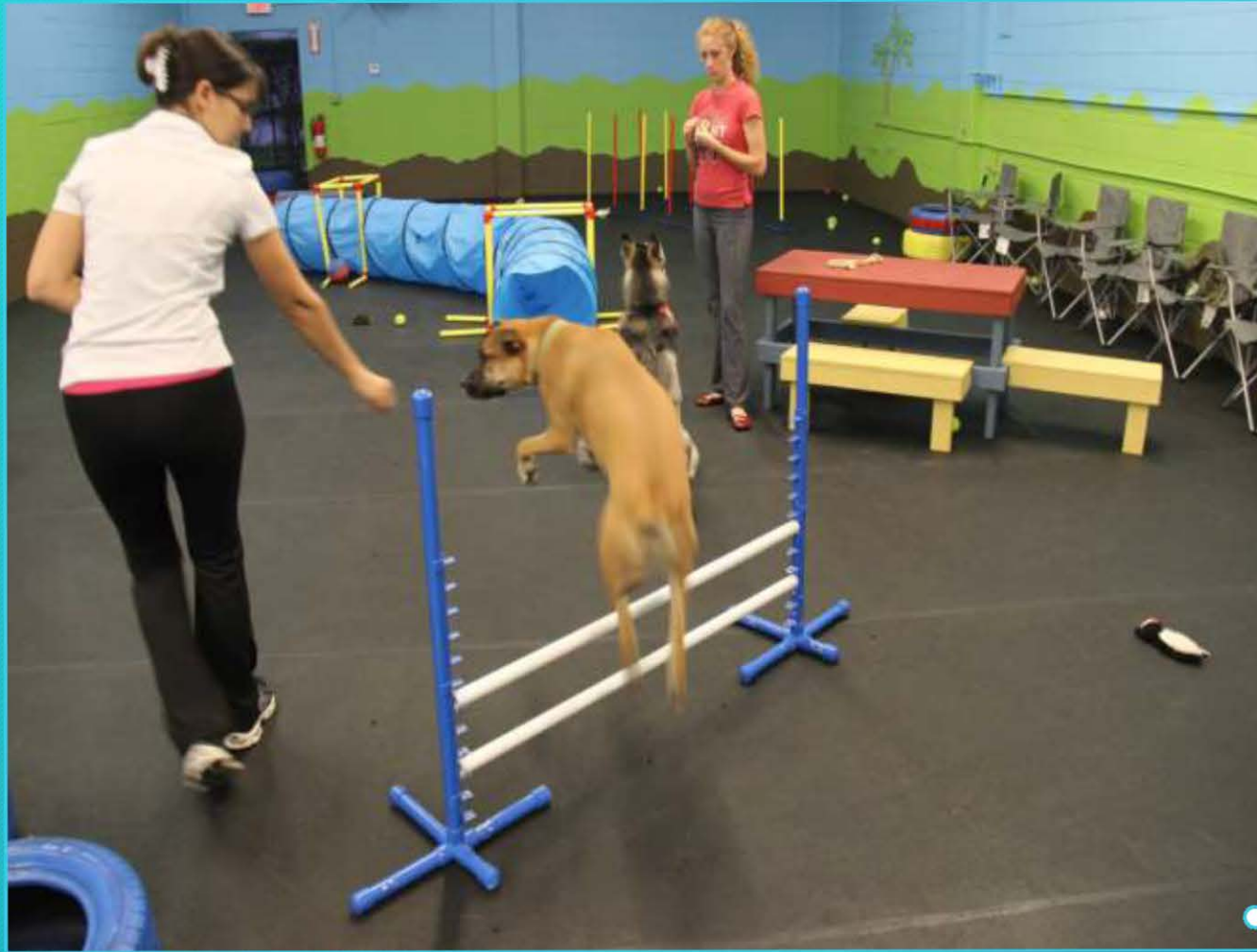
GRAND OPENING
OCT 9-10-11

**A
T
M**

**SUSTAINABLE
LOVE**

ESSE
JUICES

BEER GARDEN
←



New graphic for irregular ~~triangle~~ lots

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an ~~triangular or~~ irregular shaped lot, a line ten feet in length within the lot parallel to and ~~at the maximum distance most distant~~ from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figures 18.03-6 and 18.03-8.

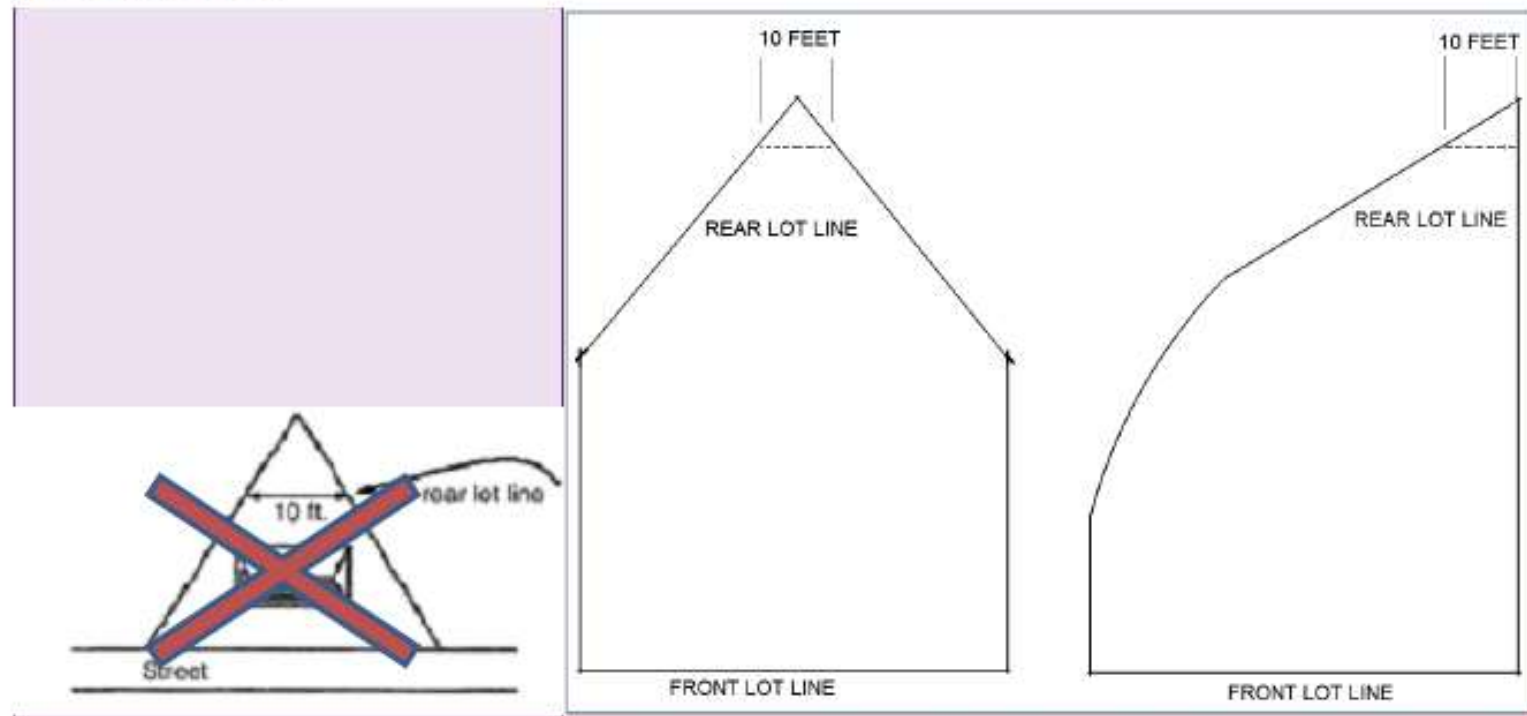


Figure 18.03-6 Rear Lot Line in the Case of a ~~Triangular~~ Irregular Lot

Figure 18.03-8 Rear lot line in the case of a ~~triangular~~ irregular lot

Camas 2035 - Ordinance 16-010

Repealed Zoning

- Residential-20,000
- Residential-5,000

Repealed Comp. Plan Designations

- LI/BP
- North Dwyer Creek EMX and RMX

Repealed from Map: Multifamily 24

REPEAL

The existing City of Camas Comprehensive Plan, dated January 2004 (Ordinance No. 2361), is hereby repealed.

The Light Industrial /Business Park (LI/BP) Comprehensive Plan Designation, is hereby repealed, and the LI/BP Zone shall be within the Industrial Comprehensive Plan Designation.

The following Zoning Overlay Districts are repealed: Planned Industrial Development Overlay; North Dwyer Creek Employment Mixed Use; and North Dwyer Creek Residential Mixed Use.

The Residential-20,000 Zoning District is repealed and those lands shall be zoned Residential-15,000.

The Residential-5,000 Zoning District is repealed and those lands shall be zoned Residential-6,000.

The Multifamily-24 (MF-24) Zoning District lands shall be zoned Multifamily 18, and the MF-24 Zone remain as a development tool, along with other existing zoning district options.

Permitted (P) Conditional Use (C) Prohibited (X)

- Animal kennels, commercial boarding
- Cart vendors / Food cart
- Single family attached



Table 1 at Section 18.07.030 Commercial and Industrial Land Uses

[Listed 1st in Table]	[Listed 2nd in Table]
Residential Uses	Residential Uses in Commercial and Industrial Zones
Adult family home	Adult family home
Assisted living	Assisted living
Bed and breakfast	Bed and breakfast
Designated manufactured home	Designated manufactured home
Duplex or two-family dwelling	Duplex or two-family dwelling
Group home	Group home
Home occupation	Home occupation
Housing for the disabled	Housing for the disabled
Apartment	Apartment, multifamily development, <u>rowhouses</u>
Residence accessory to and connected with a business	Residence accessory to and connected with a business
Single-family attached (e.g. rowhouses)	(Not listed with second set)
Single-family dwelling	Single-family dwelling

Amended Notes to Table

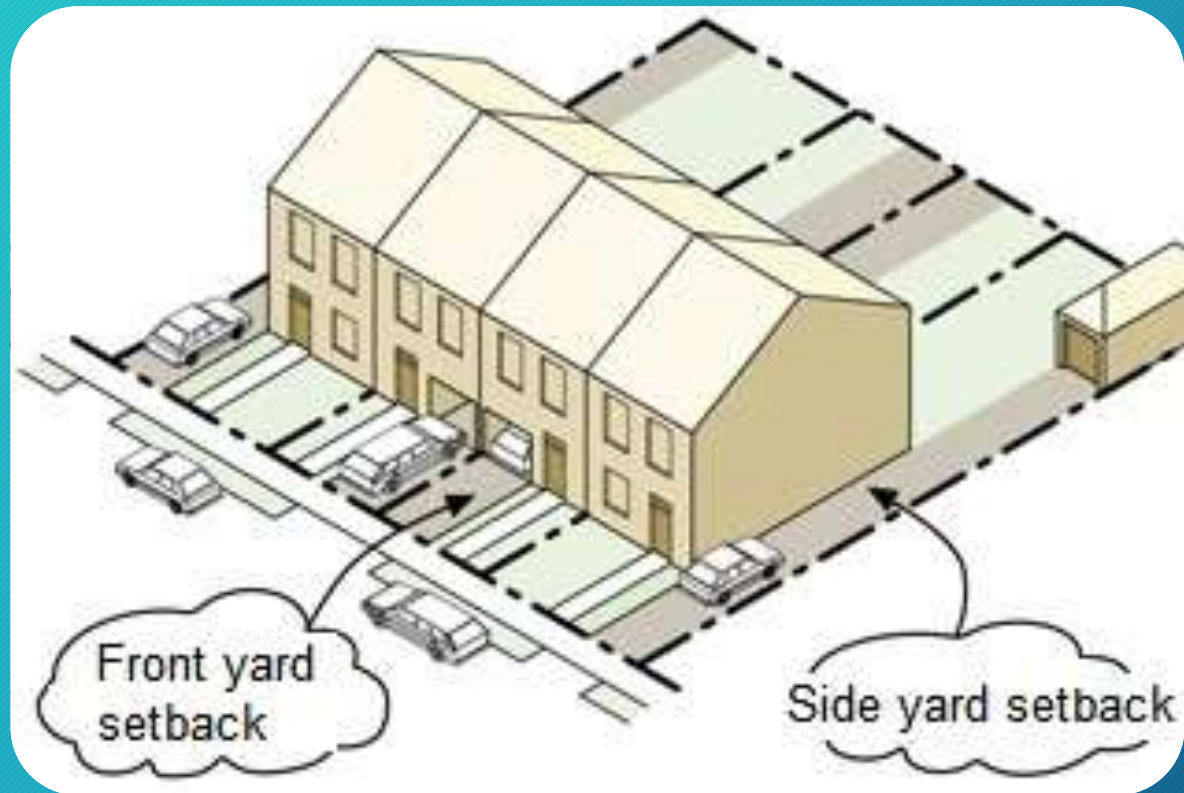
10. Allowed as approved in a mixed use planned development (MXPDP) overlay area. On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.

New

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

Density and Dimensions

- Net Acreage
- Lot Sizes
- Setbacks



*The comeback
is always
stronger than
the setback*



18.09.040
(revised) Table 2 - Building setbacks for single-family residential zones¹

<u>Lot Area</u> Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to <u>11,999</u> sq. ft.	12,000 to 14,999 sq. ft.	<u>15,000</u> sq. ft. or more
Minimum front yard (feet)	<u>20</u>	20	25	30
Minimum side yard and corner lot rear yard (feet)	5	5	10	15
Minimum side yard flanking a street (feet)	15	20	25	30
Minimum rear yard (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40



Landscaping Buffering Standards

Zoning of Land Abutting Development Site

Abutting Zone →	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

Supplemental Development Standards

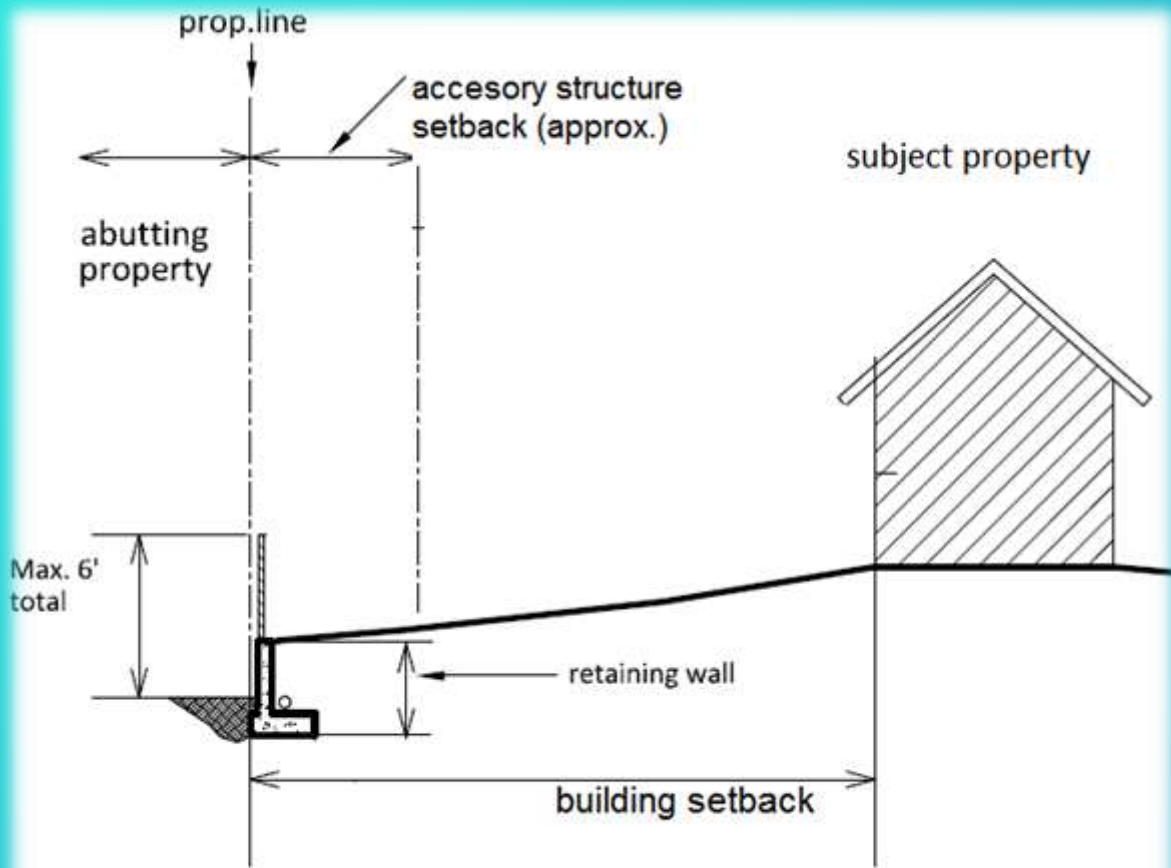


Figure 18.17.060-1 Exterior Facing Retaining Wall

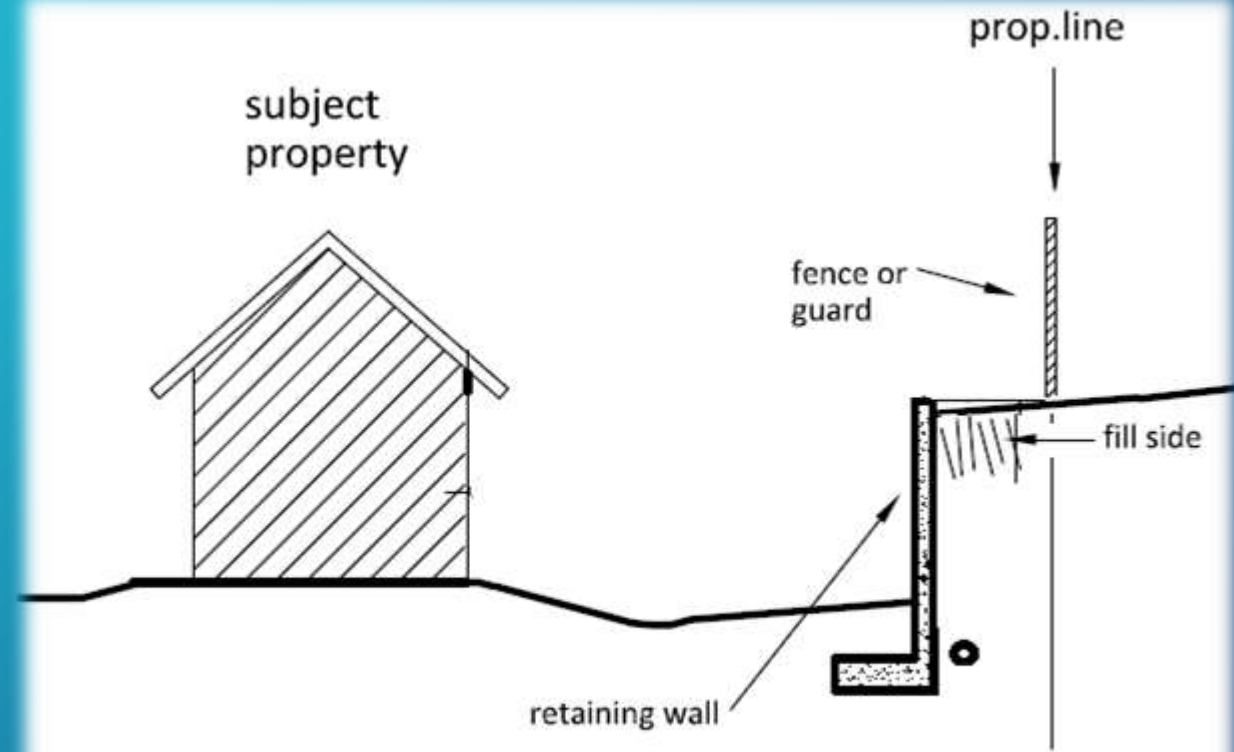
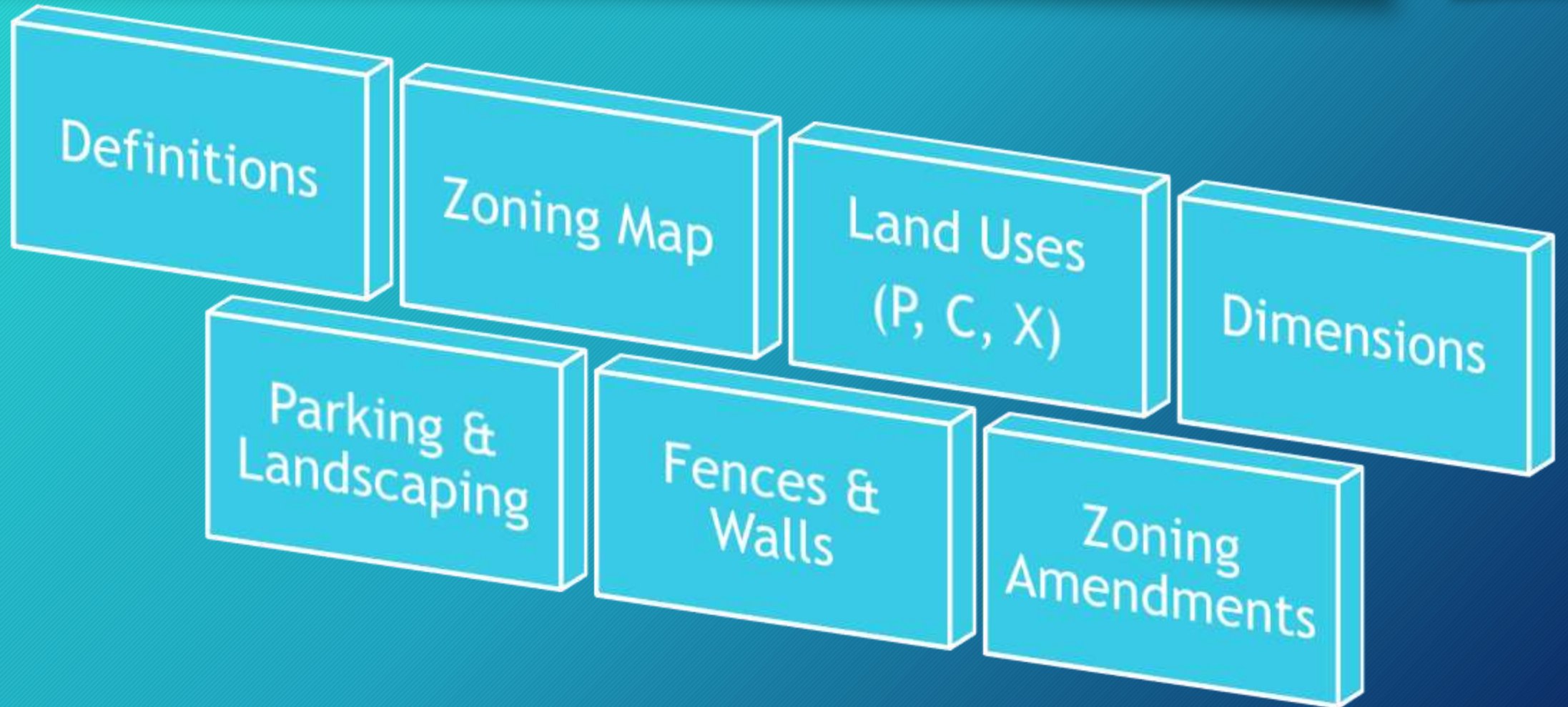


Figure 18.17.060-2 Interior Facing Retaining Wall

Questions?



After recording, return to:

RANDALL B. PRINTZ
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is made and entered into by and between the CITY OF CAMAS, a Washington Municipal Corporation (hereinafter referred to as the “City”) CLB Washington Solutions LLC, a Delaware LLC. and Green Mountain Land LLC (hereinafter referred to as the “Owner”) (and collectively referred to as “Parties”).

RECITALS

WHEREAS, Owner owns or controls certain real property which is located within the City’s municipal boundary and which is more fully described in the attached Exhibit “A”, (hereinafter referred to as the “Property”); and,

WHEREAS, the City and the Owner recognize the area of the City known as the North Urban Growth Area (“NUGA”), will develop over a period of many years and the City desires to have parks, trails and open space amenities in the NUGA; and,

WHEREAS, the City’s Parks, Recreation and Open Space Plan (PROS) identifies a “Proposed Neighborhood Park (NP-16)”, which provides: “The City should identify a new neighborhood park to serve future growth within this area of Camas. This location presents an opportunity for a larger neighborhood park that includes a wider range of facilities. In particular, the City should make use of the unique topography of Green Mountain for views of Lacamas Lake and most of northern Camas. The City should develop this site to support trail activities and take maximum advantage of the views.”; and,

WHEREAS, the PROS provides: “There are several areas of planned development in Camas, including north of Lacamas Lake, and towards the northern and western edges of the city. The acquisition of land is critical to providing for future park and recreation needs; and,

WHEREAS, the PROS provides that Neighborhood Parks should be approximately 5-10 acres in size; at least 50% of which is suitable for active use; have good visibility from surrounding streets and have a minimum of 200 feet of street frontage; be relatively central to the area it is intended to serve and be accessible by walking, bicycling or driving with connections to the community trail network; and,

WHEREAS, the park at Green Mountain proposed by the Owner (the “Park”), a description and cost of which is attached hereto as Exhibit B and incorporated by reference herein, is consistent with the PROS Neighborhood Park criteria; and because of that, the City will exercise its best efforts to include the Park in the Park Impact Fee rate base and program which is currently under review for update and amendment by the City; such that upon construction of the Park, it shall be eligible for and receive Park Impact Fee Credits consistent with this Agreement; and,

WHEREAS, the Owner and the City have previously entered into a Development Agreement relating to the Property, which described a variety of potential park and trail features and which in part provides: “It is anticipated that, (assuming appropriate amendments are made to the Parks Plan and Park Impact Fee program that provides PIF credits in an amount acceptable to the Owner) future development phases of the Property shall implement the applicable parks/open space/trail portion of the Master Plan, or something substantially similar thereto. The Parties agree that a park in this area that would in whole or in part be Park Impact Fee Creditable. However, as of the date of this Agreement, specificity as to the size of the park or the extent of improvements of the park; or the amount of Park Impact Fee credits that would be available for park land dedication or construction of improvements has not yet been determined. Because of these factors, the Parties agree to work together through the Parks Plan update and Park Impact Fee program update to arrive at an agreement regarding the size and improvements of the park to be created by the Owner and the amount of Park Impact fee Credits that would be issued to the Owner for the construction and dedication of the park.”

WHEREAS, the Owner has received preliminary and final Planned Residential Development approval for the Property, has been before the Parks Board and wishes to begin construction of a substantial portion of the Park this summer, prior to occupancy of the first homes in the PRD; and,

WHEREAS, the City and the Owner wish to provide predictability and efficiency about the design, cost and delivery of the Park; and,

WHEREAS, the City and the Owner recognize that Owner's construction of the Park will benefit not only the Property, but also other properties in the NUGA; and,

WHEREAS, the City is a Washington Municipal Corporation with annexation powers, and land use planning and permitting authority over all land within its corporate limits; and,

WHEREAS, the Washington State Legislature has authorized the execution of Development Agreements between local governments and a person having ownership or control of real property within its jurisdiction pursuant to RCW 36.70B.170(1); and,

WHEREAS, pursuant to RCW 36.70B.170, a Development Agreement may set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement; which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW; and

WHEREAS, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW

36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements; and

WHEREAS, for the purposes of this Agreement, “Development Standards” includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3); and,

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Agreement is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210 and CMC 18.55.340. It shall become a contract between the Owner and the City upon its approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and CMC 18.55.340; and upon execution by all parties.

Section 2. Term of Agreement. This Agreement shall commence upon the Effective Date (which shall be the date of the last signature on the Agreement), and shall be valid for a period of fifteen (15) years; unless extended or terminated by mutual consent of the Parties.

Section 3. In conjunction with the City’s current process for updating and amending its Park Impact Fee program, the City will exercise its best efforts to place the Park land and associated improvements in the Park Impact Fee program in such a manner that will enable the Owner, upon construction of some or all of the Park improvements or dedication of Park land, to receive Park Impact Fee Credits in amount equal to fifty (50%) of the costs identified in Exhibit B for the corresponding improvements or dedication of land.

Section 4. Because the first building permits are anticipated to be applied for in May 2017; and the first phase of the Park is anticipated to be constructed in the Summer of 2017; and the City’s Park Impact Fee program update is scheduled to be completed in the Fall of 2017, until adoption of the City’s Park Impact Fee Program update, at the time of building permit issuance for any building permits in the Green Mountain PRD, the City shall take and hold in escrow all Park Impact Fees then due. Upon adoption of the City’s Park Impact Fee Program in 2017, the City shall issue any Park Impact Fee Credits then due Owner, if any, and allow such Park Impact Fee Credits to be used to redeem any Park Impact Fees paid in cash up to that point in time; subject to payment of a reasonable administrative fee, if the City determines one is necessary to cover the administrative costs of the escrow described in this Section.

Section 5. Remedies. Should a disagreement arise between the City and Owner regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 6. Maintenance/Water Service. While the Park will be owned by the City upon construction of the Park (or some portion thereof) and acceptance by the City, the Owner shall be responsible for Park maintenance, consistent with City park standards, for a period of ten (10) years from City acceptance of the completed improvements, at which time the Owner's obligation to maintain shall cease and the City shall maintain the Park thereafter. Upon construction of the Park, or some portion thereof, the City agrees that it will provide water to the park for irrigation and other park uses, consistent with City park standards, at no cost to the Owner. Nothing in the Section shall be construed to place any obligation on the City to construct any water lines or other water facilities. Any maintenance activities carried out under this Agreement shall be accomplished by non-City employees or non-City contractors. Any and all wages or payments made to any persons or entities arising out of maintenance work under this Agreement shall be paid for by the Owner or its assigns and not the City. The Owner or its assigns shall require any person or entity performing maintenance work under this Agreement, to carry general liability insurance covering such persons or entities and activities. The Owner or its assigns shall indemnify and hold harmless the City for any damages sustained by the City, including reasonable attorney's fees, arising out of the negligence of any person or entity in the performance of the maintenance obligations provided for under this Agreement. Phase 1 park improvements will be completed by the Owner by no later than September 1, 2018, and Phase 2 park improvements will be completed by the Owner by no later than September 1, 2022.

Section 7. Performance. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 8. Venue. This Agreement shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 9. Severability. If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 10. Inconsistencies. If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

Section 11. Binding on Successors and Recording. The rights and obligations created by this Agreement are assignable and shall be binding upon and inure to the benefit of Owner,

the City, and their respective heirs, successors and assigns, with the exception that any assignment by Owner shall be consented to by the City, which consent shall not be unreasonably withheld. If Owner properly assigns its rights and obligations under this Agreement and no longer owns any portion of the Property, the City shall release Owner from any further obligation or liability under this Agreement. The rights and obligations created by this Agreement shall also run with the land, but only with respect to those portions of the Property that have not received final plat approval for a subdivision or Site Plan approval for a commercial or multi family development. Only Owner and the City or their assigns shall have the right to enforce the terms of this Amendment. This Agreement shall be recorded against the real property indicated on Exhibit "A" with the Clark County Auditor.

Section 12. Recitals. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

Section 13. Amendments. This Agreement may only be amended by mutual agreement of the parties. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Exhibits:

Exhibit "A": Legal Description of the Property

Exhibit "B": Depiction of Park, Park Improvements, and land to be constructed by and dedicated to the City and Engineers estimate of cost.

Remainder of page intentionally left blank

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as of the dates set forth below:

CITY OF CAMAS

GREEN MOUNTAIN LAND LLC

By _____
Title _____

By _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of GREEN MOUNTAIN LAND, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2017.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2017.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____

CLB Washington Solutions LLC, a Delaware LLC

By _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of the CLB Washington Solutions LLC, a Delaware LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2017.

NOTARY PUBLIC for the State of Washington, Residing in the County of Clark
My Commission Expires:

LEGAL DESCRIPTION FOR
GREEN MOUNTAIN MIXED USE P.R.D
NEIGHBORHOOD PARK DESCRIPTION

April 6, 2017

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 in the Northeast quarter of Section 20 and the Northwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, being a portion of that parcel of land described under Exhibit B as "South Parcel", recorded under Auditor's File No. 5308695 BLA, recorded July 28, 2016, and that parcel of land described under Exhibit C as "Parcel 1", recorded under Auditor's File No. 5237696 BLA, recorded December 4, 2015, records of said county, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of said Northwest quarter, a distance of 275.43 feet to the Northwest corner of that parcel of land described in Exhibit B as "North Parcel", recorded under said Auditor's File No. 5308695 BLA;

THENCE along the North and Easterly lines of said "North Parcel" the following courses;

THENCE continuing South 88° 40' 59" East, along said North line, a distance of 555.50 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet;

THENCE leaving said North line and continuing along the Easterly lines of said "North Parcel", South 01° 17' 59" West, a distance of 214.50 feet;

THENCE South 43° 42' 01" East, a distance of 97.00 feet;

THENCE South 46° 17' 59" West, a distance of 217.43 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said "North Parcel", South 46° 17' 59" West, a distance of 19.46 feet;

THENCE South 44° 04' 38" East, a distance of 148.73 feet;

THENCE South $57^{\circ} 06' 11''$ West, a distance of 154.91 feet to a point on a 270.00 foot radius curve to the right;

THENCE along said 270.00 foot radius curve to the right (the long chord of which bears South $83^{\circ} 01' 06''$ West, a distance of 236.00 feet), an arc distance of 244.25 feet to a point on a 120.00 foot radius curve to the right;

THENCE along said 120.00 foot radius curve to the right (the long chord of which bears North $44^{\circ} 53' 37''$ West, a distance of 105.86 feet), an arc distance of 109.63 feet;

THENCE North $18^{\circ} 43' 16''$ West, a distance of 129.10 feet to a point on a 405.00 foot radius curve to the left;

THENCE along said 405.00 foot radius curve to the left (the long chord of which bears North $36^{\circ} 10' 39''$ West, a distance of 242.98 feet), an arc distance of 246.78 feet;

THENCE North $53^{\circ} 38' 01''$ West, a distance of 173.47 feet to a point on the East line of said "South Parcel", said point also being on the North right of way line of NE. Boxwood Street as shown on the Plat of Green Mountain Mix Use P.R.D. Phase 1 (South), not yet recorded;

THENCE continuing along the East line of said "South Parcel" and along the North and East right of way lines of said NE. Boxwood Street, North $53^{\circ} 38' 01''$ West, a distance of 82.00 feet to an angle point in the East line of said "South Parcel";

THENCE leaving said East line and continuing along said North and East right of way lines, North $53^{\circ} 38' 01''$ West, a distance of 256.66 feet to a point on a 170.00 foot radius curve to the right;

THENCE continuing along said North and East right of way lines and along said 170.00 foot radius curve to the right (the long chord of which bears North $17^{\circ} 58' 20''$ West, a distance of 198.22 feet), an arc distance of 211.62 feet;

THENCE continuing along said North and East right of way lines, North $17^{\circ} 41' 21''$ East, a distance of 35.16 feet to a point on a 520.00 foot radius curve to the right;

THENCE continuing along said North and East right of way lines and along said 520.00 foot radius curve to the right (the long chord of which bears North $33^{\circ} 41' 48''$ East, a distance of 286.79 feet), an arc distance of 290.56 feet to the Northeast corner of said Plat of Green Mountain Mix Use P.R.D. Phase 1 (South), not yet recorded;

THENCE leaving said East right of way line, North 47° 12' 05" East, a distance of 91.60 feet to a point on the South line of said "North Parcel", said point bears South 44° 04' 38" East, a distance of 294.61 feet from the Southwest corner of said "North Parcel";

THENCE along said South line the following courses:

THENCE South 44° 04' 38" East, a distance of 870.95 feet;

THENCE North 45° 55' 22" East, a distance of 18.00 feet;

THENCE South 44° 04' 38" East, a distance of 10.00 feet;

THENCE South 01° 17' 59" West, a distance of 209.50 feet to a point which bears North 43° 42' 01" West from the TRUE POINT OF BEGINNING;

THENCE South 43° 42' 01" East, a distance of 217.20 feet to the TRUE POINT OF BEGINNING.

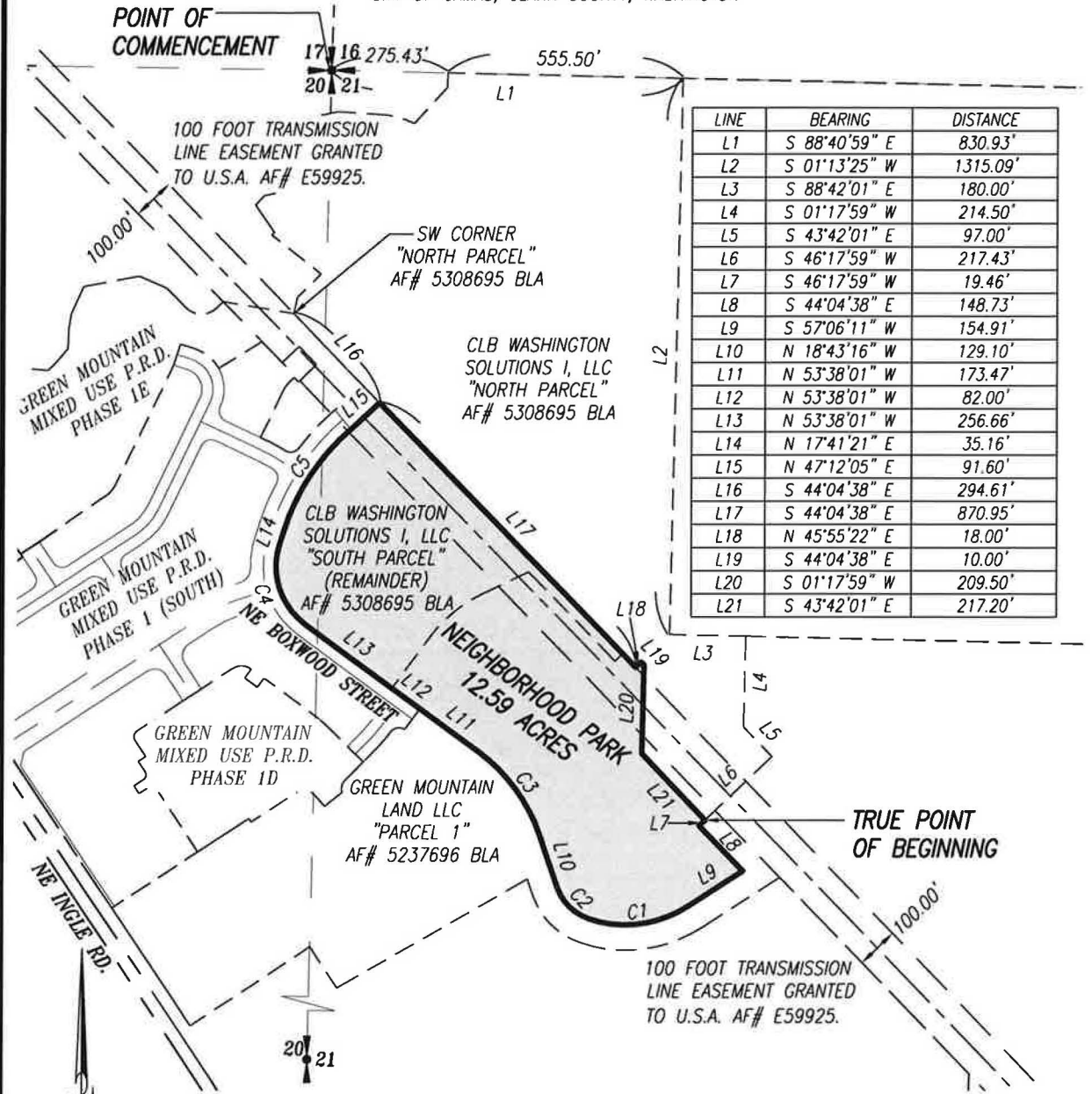
Containing 12.59 acres, more or less.



09-06-17

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR GREEN MOUNTAIN MIXED USE P.R.D.
NEIGHBORHOOD PARK**

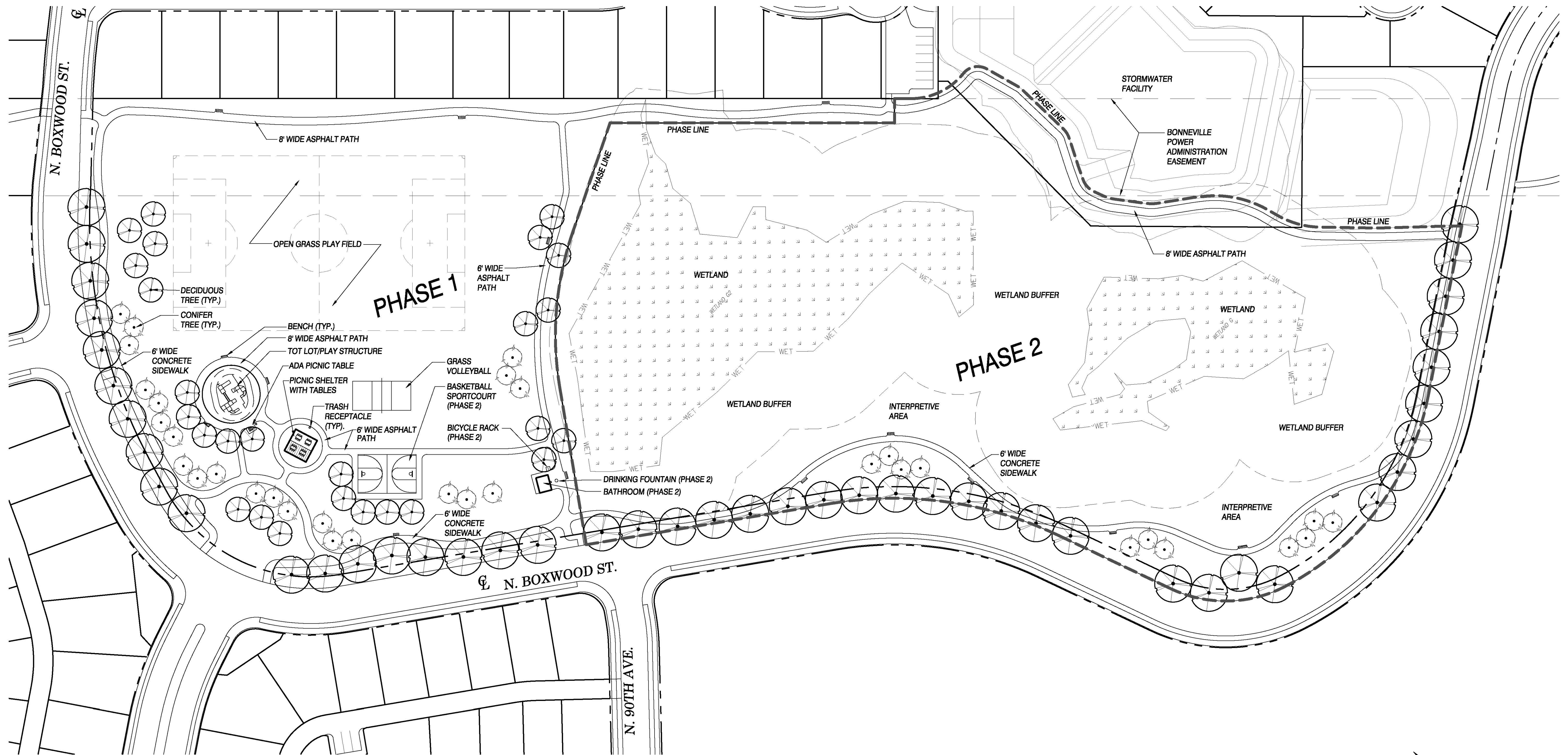
PORTION OF THE NE1/4 SECTION 20 & NW1/4 SECTION 21, T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



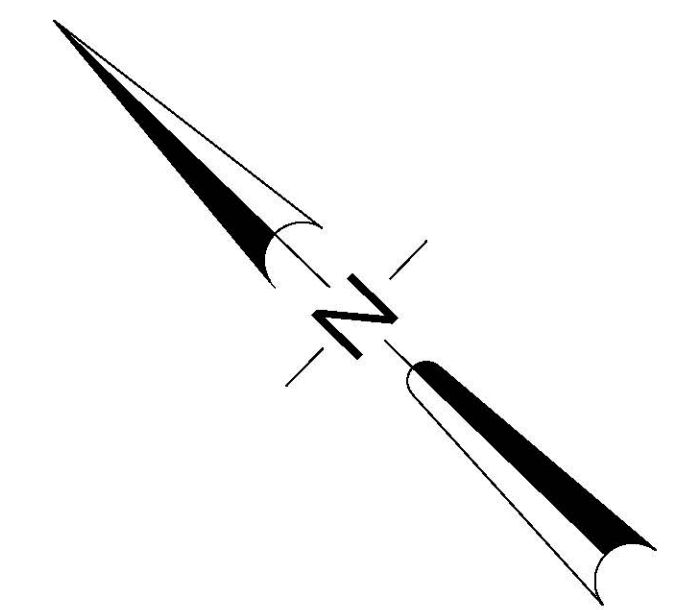
LINE	BEARING	DISTANCE
L1	S 88°40'59" E	830.93'
L2	S 01°13'25" W	1315.09'
L3	S 88°42'01" E	180.00'
L4	S 01°17'59" W	214.50'
L5	S 43°42'01" E	97.00'
L6	S 46°17'59" W	217.43'
L7	S 46°17'59" W	19.46'
L8	S 44°04'38" E	148.73'
L9	S 57°06'11" W	154.91'
L10	N 18°43'16" W	129.10'
L11	N 53°38'01" W	173.47'
L12	N 53°38'01" W	82.00'
L13	N 53°38'01" W	256.66'
L14	N 17°41'21" E	35.16'
L15	N 47°12'05" E	91.60'
L16	S 44°04'38" E	294.61'
L17	S 44°04'38" E	870.95'
L18	N 45°55'22" E	18.00'
L19	S 44°04'38" E	10.00'
L20	S 01°17'59" W	209.50'
L21	S 43°42'01" E	217.20'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	51°49'51"	270.00'	244.25'	S 83°01'06" W	236.00'
C2	52°20'42"	120.00'	109.63'	N 44°53'37" W	105.86'
C3	34°54'45"	405.00'	246.78'	N 36°10'39" W	242.98'
C4	71°19'22"	170.00'	211.62'	N 17°58'20" W	198.22'
C5	32°00'54"	520.00'	290.56'	N 33°41'48" E	286.79'

SCALE: 1"=400'



GREEN MOUNTAIN MIXED USE PRD NEIGHBORHOOD PARK PLAN



OLSON ENGINEERING INC.

222 E. EVERGREEN BLVD., VANCOUVER, WA 98660 (360) 695-1385

Green Mountain Mix Use PRD - Neighborhood Park Cost - Phase 1

Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price
Grading					
1	Import Fill, Place & Compact Material From Adjacent Stockpile	CY	19,000	\$ 6.00	\$ 114,000.00
2	Finish Grade	SF	214,315	\$ 0.10	\$ 21,431.50
3	Erosion Control	LS	1	\$ 15,000.00	\$ 15,000.00
				Total	\$ 150,431.50
Sidewalk / Trail					
2	Finish Grade - Sidewalk	SF	6,695	\$ 0.20	\$ 1,339.00
3	1½"- Crushed Rock (0.17') - Sidewalk	TN	85	\$ 23.00	\$ 1,955.00
4	Sidewalk (Concrete - 0.33') - Sidewalk	SF	6,695	\$ 5.00	\$ 33,475.00
5	Finish Grade - Heavy Asphalt Pavement	SF	6,900	\$ 0.20	\$ 1,380.00
6	1½"- Crushed Rock (0.50') - Heavy Asphalt Pavement	TN	245	\$ 23.00	\$ 5,635.00
7	Asphalt Concrete (0.33') Class ½" 64-22 HMA - Heavy Asphalt Pavem	TN	175	\$ 135.00	\$ 23,625.00
8	Finish Grade - Light Asphalt Pavement	SF	14,240	\$ 0.20	\$ 2,848.00
9	1½"- Crushed Rock (0.33') - Light Asphalt Pavement	TN	334	\$ 23.00	\$ 7,682.00
10	Asphalt Concrete (0.17') Class ½" 64-22 HMA - Light Asphalt Pavem	TN	184	\$ 135.00	\$ 24,840.00
				Total	\$ 102,779.00
Amenities					
11	Finish Grade - Picnic Area	SF	1,590	\$ 0.20	\$ 318.00
12	Picnic Structure (576 SF) AS - G2424 - 04	EA	1	\$ 23,000.00	\$ 23,000.00
13	Finish Grade - Picnic Area	SF	1,590	\$ 0.20	\$ 318.00
14	1½"- Crushed Rock (0.25') - Picnic Area	TN	15	\$ 23.00	\$ 345.00
15	Concrete (0.33') - Picnic Area	SF	1,590	\$ 5.00	\$ 7,950.00
16	ADA Picnic Table 2063 - P	EA	1	\$ 2,600.00	\$ 2,600.00
17	Picnic Table 2062 - P	EA	4	\$ 2,550.00	\$ 10,200.00
18	Benches 2140 - 6 - P	EA	9	\$ 900.00	\$ 8,100.00
19	Trash Receptacle 2770 - DT - P	EA	1	\$ 1,400.00	\$ 1,400.00
20	Aluminum Recreational Volleyball System SVB2000A	EA	1	\$ 1,700.00	\$ 1,700.00
				Total	\$ 55,931.00
Play Structure					
21	Play Structure (9873 PipeLine)	EA	1	\$ 46,500.00	\$ 46,500.00
22	Finish Grade	SF	2,735	\$ 0.20	\$ 547.00
23	Geotextile Fabric	SY	330	\$ 0.90	\$ 297.00
24	24" Concrete Curb	LF	185	\$ 40.00	\$ 7,400.00
25	Engineered Wood Fiber	CY	102	\$ 40.00	\$ 4,080.00
26	ADA Landing & Ramp	SF	95	\$ 4.75	\$ 451.25
27	4" Perf. Pipe (Wrapped) D-2729 w/ Washed Drain Rock	LF	50	\$ 30.00	\$ 1,500.00
28	Pipe Outlet, Pyramat w/ Hand Placed Rip Rap	SF	25	\$ 10.00	\$ 250.00
				Total	\$ 61,025.25
Landscaping					
29	Eastern White Pine (5' - 6')	EA	13	\$ 300.00	\$ 3,900.00
30	Hogan Cedar (5' - 6')	EA	9	\$ 300.00	\$ 2,700.00
31	Village Green Zelkova (2" Cal.)	EA	18	\$ 300.00	\$ 5,400.00
32	October Glory Maple (1.5" Cal.)	EA	14	\$ 300.00	\$ 4,200.00
33	Tulip Tree (1.5" Cal.)	EA	13	\$ 300.00	\$ 3,900.00
34	Topsoil (0.33') - Hydroseeded Lawn Area	CY	2,500	\$ 30.00	\$ 75,000.00
35	Compost (0.17') -Hydroseeded Lawn Area	CY	1,290	\$ 30.00	\$ 38,700.00
36	Finish Grade - Hydroseeded Lawn	SF	204,705	\$ 0.10	\$ 20,470.50
37	Finish Grade - Native Grass	SF	9,610	\$ 0.10	\$ 961.00

38	Irrigation	SF	204,705	\$	0.75	\$	153,528.75
39	2" Irrigation Meter	LS	1	\$	9,000.00	\$	9,000.00
40	Power	LS	1	\$	2,500.00	\$	2,500.00
41	Lawn (Hydroseeded)	SF	204,705	\$	0.20	\$	40,941.00
42	Lawn (Native Grass)	SF	9,610	\$	0.20	\$	1,922.00
						Total	\$ 363,123.25

Phase 1 Construction Costs	Subtotal	\$	733,290.00
	Design, Permit & Fees @ 15%	\$	109,993.50
	Construction Observation @ 3%	\$	21,998.70
	Contingency @ 15%	\$	109,993.50
	Tax @ 8.4%	\$	61,596.36
	Total	\$	1,036,872.06

Land					
Developable Upland in Phase 1	Acres	3.85	\$ 400,000.00	\$	1,540,000.00

Phase 1 Total Costs	\$ 2,576,872.06
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Green Mountain Mix Use PRD - Neighborhood Park Cost - Phase 2

Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price
Landscaping					
1	Eastern White Pine (5' - 6')	EA	27	\$ 300.00	\$ 8,100.00
2	Hogan Cedar (5' - 6')	EA	11	\$ 300.00	\$ 3,300.00
3	Finish Grade - Lawn	SF	26,696	\$ 0.10	\$ 2,669.60
4	Topsoil (0.33') - Lawn Area	CY	330	\$ 8.00	\$ 2,640.00
5	Compost (0.17') - Lawn Area	CY	170	\$ 30.00	\$ 5,100.00
6	Irrigation	SF	26,696	\$ 0.75	\$ 20,022.00
7	Lawn (Hydroseeded)	SF	26,696	\$ 0.20	\$ 5,339.20
					Total \$ 47,170.80
Amenities					
8	Finish Grade - Sport Court	SF	2,400	\$ 0.20	\$ 480.00
9	1½"- Crushed Rock (0.25') - Sport Court	TN	43	\$ 23.00	\$ 989.00
10	Concrete (0.33') - Sport Court	SF	2,400	\$ 5.00	\$ 12,000.00
11	Basketball Hoop Assembly 1001 - 01	EA	2	\$ 2,400.00	\$ 4,800.00
12	Restroom	LS	1	\$ 150,000.00	\$ 150,000.00
13	Finish Grade - Restroom	SF	400	\$ 0.20	\$ 80.00
14	Drinking Fountain	EA	1	\$ 3,500.00	\$ 3,500.00
15	Bicycle Rack	EA	1	\$ 400.00	\$ 400.00
16	Benches 21400 - 6 - P	EA	6	\$ 800.00	\$ 4,800.00
17	Trash Receptacle 2770 - DT - P	EA	4	\$ 1,000.00	\$ 4,000.00
18	Wetland Enhancements	EA	1	\$ 20,000.00	\$ 20,000.00
					Total \$ 201,049.00
Sidewalk / Trail					
19	Finish Grade - Light Asphalt Pavement (Sport Court)	SF	1,040	\$ 0.20	\$ 208.00
20	1½"- Crushed Rock (0.33') - Light Asphalt Pavement (Sport Court)	TN	25	\$ 23.00	\$ 575.00
21	Asphalt Concrete (0.17') Class ½" 64-22 HMA - Light Asphalt Pavement (Sport Court)	TN	13	\$ 135.00	\$ 1,755.00
22	Finish Grade - Sidewalk / Trail	SF	7,165	\$ 0.20	\$ 1,433.00
23	1½"- Crushed Rock (0.17') - Sidewalk / Trail	TN	90	\$ 20.00	\$ 1,800.00

24	Sidewalk / Trail (Concrete - 0.33')	SF	7,165	\$	5.00	\$	35,825.00
					Total	\$	41,596.00

Phase 2 Construction Costs	Subtotal	\$	289,815.80
	Design, Permit & Fees @ 15%	\$	43,472.37
	Construction Observation @ 3%	\$	8,694.47
	Contingency @ 15%	\$	43,472.37
	Tax @ 8.4%	\$	24,344.53
	Total	\$	409,799.54

	Land						
Developable Upland in Phase 2	Acres	1.27	\$	400,000.00	\$	508,000.00	

Phase 2 Total Costs	\$ 917,799.54
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TOTAL PARK COST

Neighborhood Park Total Costs	Phase 1	\$	2,576,872.06
	Phase 2	\$	917,799.54
		\$	3,494,671.60

ASSUMPTIONS

- 1 Prices based off current market rates.
- 2 This Cost Estimate is based on plans prepared by Olson Engineering, Inc - Green Mountain Mixed Use PRD Neighborhood Park - LS1.1, LS1.2 & LS1.3, June 2017.
- 3 "Grading" - Import Fill Material From Adjacent Stockpile
- 4 The Play Structure and Park Amenities were quoted by "Columbia Cascade Company".
- 5 The Picnic Structure was quoted by "RCP Shelters, Inc."
- 6 The Aluminum Recreational Volleyball System was quoted by "Bison, Inc."
- 7 Crushed Rock - Cubic Feet to Tons conversion rate of 0.071 utilities.
- 8 AC - Cubic Feet to Tons conversion rate of 0.076 utilities.
- 9 "Restroom" is based on Dorothy Fox Park's Estimate by others
- 10 Acreage and Cost for "Developable Upland in Phase 1 & 2" was provided by John Schmidt of Metropolitan Land Group, LLC
- 11 Remove SDC Fee from 2" Irrigation Meter



APPRAISAL REPORT

GREEN MOUNTAIN DEVELOPMENT LAND
North and East of Boxwood Street
Camas, Clark County, Washington 98607
CBRE, Inc. File No. 17-222NW-1643

John Schmidt
Senior Project Manager
GREEN MOUNTAIN LAND LLC
17933 NW Evergreen Parkway, Suite 300
Beaverton, Oregon 97006

www.cbre.com/valuation

CBRE



September 8, 2017

John Schmidt
Senior Project Manager
GREEN MOUNTAIN LAND LLC
17933 NW Evergreen Parkway, Suite 300
Beaverton, Oregon 97006

RE: Appraisal of Green Mountain Development Land
North and East of Boxwood Street
Camas, Clark County, Washington 98607
CBRE, Inc. File No. 17-222NW-1643

Dear Mr. Schmidt:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the "As Is" market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is comprised of a 5.27-acre site located in the Green Mountain Planned Development, and that will be dedicated to the City of Camas for a park. The site is currently undeveloped with build-ready single family residential lots located to the west and north of the subject property. Of the total site, approximately 5,186 square feet is wetlands and cannot be developed. The resulting net site area is 5.15 acres. Of this site area, 1.305 acres is part of a Bonneville Power Administration powerline easement, resulting in a net developable site area of 3.846 acres. The purpose of this appraisal is to estimate the "as is" market value of the developable site area (3.846 acres). This assumes the subject can be developed according to the underlying zone and it is not a required dedication as part of the larger Green Mountain Planned Unit Development.

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is: Per Acre	Fee Simple Estate	August 26, 2017	\$1,450,000

Compiled by CBRE

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Kathryn Vai
Senior Appraiser
State Certified Real Estate Appraiser
Washington License No. 1102342
Expiration: June 29, 2019



Jeff Grose, MAI
Senior Managing Director
State Certified Real Estate Appraiser
Washington License No. 1101049
Expiration: December 4, 2017

Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Washington.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Jeff Grose, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.
11. As of the date of this report, Kathryn Vai has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.
12. Kathryn Vai and Jeff Grose, MAI, have made a personal inspection of the property that is the subject of this report. Kathryn Vai has inspected all of the land sale comparables.
13. No one provided significant real property appraisal assistance to the persons signing this report.
14. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.

15. Kathryn Vai appraised the subject property "as proposed" in October 2016 and July 2018. Kathryn Vai and Jeff Grose, MAI have not provided any other services in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Kathryn Vai
Senior Appraiser
State Certified Real Estate Appraiser
Washington License No. 1102342
Expiration: June 29, 2019

Jeff Grose, MAI
Senior Managing Director
State Certified Real Estate Appraiser
Washington License No. 1101049
Expiration: December 4, 2017

Subject Photographs



Green Mountain PUD Phases 1A & 1B land (red) with powerline easement overlay (yellow), and park (green.) Lot lines are approximate.

Aerial View



Looking west across North Central Park site from Boxwood Street; note powerline in background



Typical view powerlines (to the south)



Looking south across North Central Park site from Boxwood Street



Looking east across North Central Park site

Executive Summary

Property Name	Green Mountain Development Land
Location	North and East of Boxwood Street Camas, Clark County, Washington

"AS IS" LAND- CENTRAL PARK NORTH

	Square Feet	Acres
Gross Site Area	229,562	5.270
Wetlands	2,281	0.052
BPA Easement	59,771	1.372
Net Developable Site Area	167,510	3.846

Highest and Best Use

As If Vacant	Single Family Residential Development
As Improved	Single Family Residential Development

Property Rights Appraised

Fee Simple Estate

Date of Inspection

August 26, 2017

Estimated Exposure Time

2 - 4 Months

Estimated Marketing Time

2 - 4 Months

Flood Zone

Zone X

Buyer Profile

Regional or National SFR Developer

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
As Is: Per Acre	Fee Simple Estate	August 26, 2017	\$1,450,000

Compiled by CBRE

EXTRAORDINARY ASSUMPTIONS

An *extraordinary assumption* is defined as “an assumption directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser’s opinions or conclusions.”¹

¹ The Appraisal Foundation, *USPAP, 2014-2015 ed.*, U-3.

- The subject has been valued as currently zoned, which allows for residential subdivision development. It is currently part of larger land holding that is in the process of being developed. We have made the extraordinary assumption that there are no required dedications, density transfers, or other restrictions placed on the subject by the City of Camas as part the approval process for the larger planned development. We are assuming that no development rights have been extracted from the site and that it could be developed based upon the current MF-10 zoning. If this assumption is not correct, the valuation is invalid.

HYPOTHETICAL CONDITIONS

A *hypothetical condition* is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purposes of analysis”:

- None noted.

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Introduction

Property Description:

Location:

Green Mountain Development Land

East of Ingle Road
Camas, Clark County, Washington

Appraisal Premise:

As Is: North Park Land

Date of Value:

August 26, 2017

Property Rights Appraised:

Fee Simple Estate

Date of Inspection:

August 26, 2017

Date of Report:

September 8, 2017

Estimated Exposure Time:

As Is

2 - 4 Months

The subject is comprised of a 5.27-acre site located in the Green Mountain Planned Development, and that will be dedicated to the City of Camas for a park. The site is currently undeveloped with build-ready single family residential lots located to the west and north of the subject property. Of the total site, approximately 5,186 square feet is wetlands and cannot be developed. The resulting net site area is 5.15 acres. Of this site area, 1.305 acres is part of a Bonneville Power Administration powerline easement, resulting in a net developable site area of 3.846 acres. The purpose of this appraisal is to estimate the “as is” market value of the developable site area (3.846 acres).

Specific to the subject’s potential for subdivision development, the following strengths, weaknesses, opportunities and threats are as follows:

STRENGTHS/ OPPORTUNITIES

- There is very limited inventory of finished single family residentially zoned land and SFR lots in the greater Vancouver/Clark County metro area, particularly in the superior market area of Camas. Camas is one of two top ranked submarkets in Clark County due to the superior schools and good access into the Portland and Vancouver employment centers via the Lewis & Clark Highway (Hwy 14) and Interstate 205. (The subject has a Camas location, but is part of the other superior school district in Clark County, the Evergreen School District.)
- Western Clark County is home to numerous employers. These employers offer some of the highest paying jobs in the Clark County metro area, and as a result, economic demographics are some of the highest in the area.
- The combination of the urban growth boundary, no income tax in the State of Washington, and continued in-migration to the Clark County metro area has resulted in rising prices for available land, lots and housing.
- The subject is located in an area on the path of growth and the surrounding neighborhood can be expected to maintain and/or increase in value into the indefinite future.

- The NE 28th Street arterial links directly to the 192nd Avenue commercial corridor to the west. The NE 192nd Avenue commercial corridor has a substantial amount of new retail developments that include power centers with national retailers, grocery-anchored strip retail centers, and medical and service uses. This commercial node also has direct access to Highway-14 and Interstate 205 to the west.

WEAKNESSES/ THREATS

- A competitive subdivision is planned immediately adjacent to the east of the subject property; however, as of the date of the inspection construction on this project has yet to begin. This project, the Green Mountain Estates subdivision, will have 344 single family lots and is under contract to a national builder. This development will also offer homes on sites of varying densities with the higher density development adjacent to NE 28th Street (south) and the larger lots located in the higher elevations to the north.
- The surrounding roads, NE Ingle Road and NE 28th Street, are narrow two-lane country roads. Combined with the increasing traffic to the redevelopment project to the east and the new school that will be located adjacent to the east, it is likely NE 28th Street will need to be widened to safely accommodate the additional traffic.
- Holt Group, a regional developer, completed a 179-lot development 3.5 miles southeast of the subject property. This development is located just a few blocks south of Camas high School and Lacamas Heights Elementary School, and is adjacent to the west of the newly constructed Woodburn Elementary School. This development has superior access to the Camas CBD and is also part of an area experiencing rapid development. This is somewhat offset by its inferior access to Highway-14 and Interstate 205.

OWNERSHIP AND PROPERTY HISTORY

The subject property is currently comprised of two tax lots that are part of the larger Green Mountain PUD. The subject property was partitioned from the parent tract on February 14, 2017. The parent tract was purchased with entitlements for 201 SFR lots for \$7,750,000, or \$38,557 per lot by CLB Washington Solutions, LLC, on February 10, 2016 from Green Mountain Land LLC. (Clark County Excise No. 740636) The seller, Green Mountain Land LLC, obtained preliminary plat approval from the city of Camas on August 3, 2015, Document No.: SUB 14-02.

As part of the entitlement process, areas have been designated as open spaces and parks. The subject property is the northern portion of the central park as noted in the Phase 1A and 1B plans and will be deeded over to the City of Camas. Only a portion of the north park area is developable due to wetlands and a powerline easement that runs along the northern perimeter of the park. The net developable area has not been marketed, nor is it for sale.

INTENDED USE OF REPORT

This appraisal is to be used for decision making purposes, and no other use is permitted.

INTENDED USER OF REPORT

This appraisal is to be used by the client, Green Mountain Land LLC and/or their affiliates, and no other user may rely on our report unless as specifically indicated in the report.

Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report. ²

PURPOSE OF THE APPRAISAL & DEFINITION OF VALUE

The purpose of this appraisal is to estimate the "As Is" market value of the subject property- assuming residential subdivision is allowed. The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

INTEREST APPRAISED

The value estimated represents the fee simple estate and is defined as follows:

² Appraisal Institute, *The Appraisal of Real Estate Appraisal*, 13th ed. (Chicago: Appraisal Institute, 2008), 132.

Fee Simple Estate - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.³

SCOPE OF WORK

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied. CBRE, Inc. completed the following steps for this assignment:

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- engineering plans provided by the developer
- physical inspection of the site

Extent to Which the Property is Inspected

The extent of the inspection included the following a physical inspection of the site, including driving through the portions of the site that were navigable and walking through the interior of the site.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- comparable data

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

³ *Dictionary of Real Estate Appraisal*, 78.

Data Resources Utilized in the Analysis

DATA SOURCES	
<i>Item:</i>	<i>Source(s):</i>
Site Data	
Size	Clark County Assessor; Engineering Plans from Borrower
Other	
Planning & Zoning Information	City of Camas Community Development; Clark County Planning Division
Sale Comparable Data	Property owners and brokers
Market Statistics	Multiple brokers, real estate professionals, market participants
Comparable Confirmation	Multiple brokers, real estate professionals, market participants
Flood Zone Information	FEMA
Demographics	Nielsen Claritas
Local Area Economic Data	Economy. com; RMLS; US Census Bureau
Property Tax Data	Clark County Assessor
Data Not Provided	Soils analysis, Phase I environmental analysis.
Compiled by CBRE	

EXPOSURE AND MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have analyzed the following:

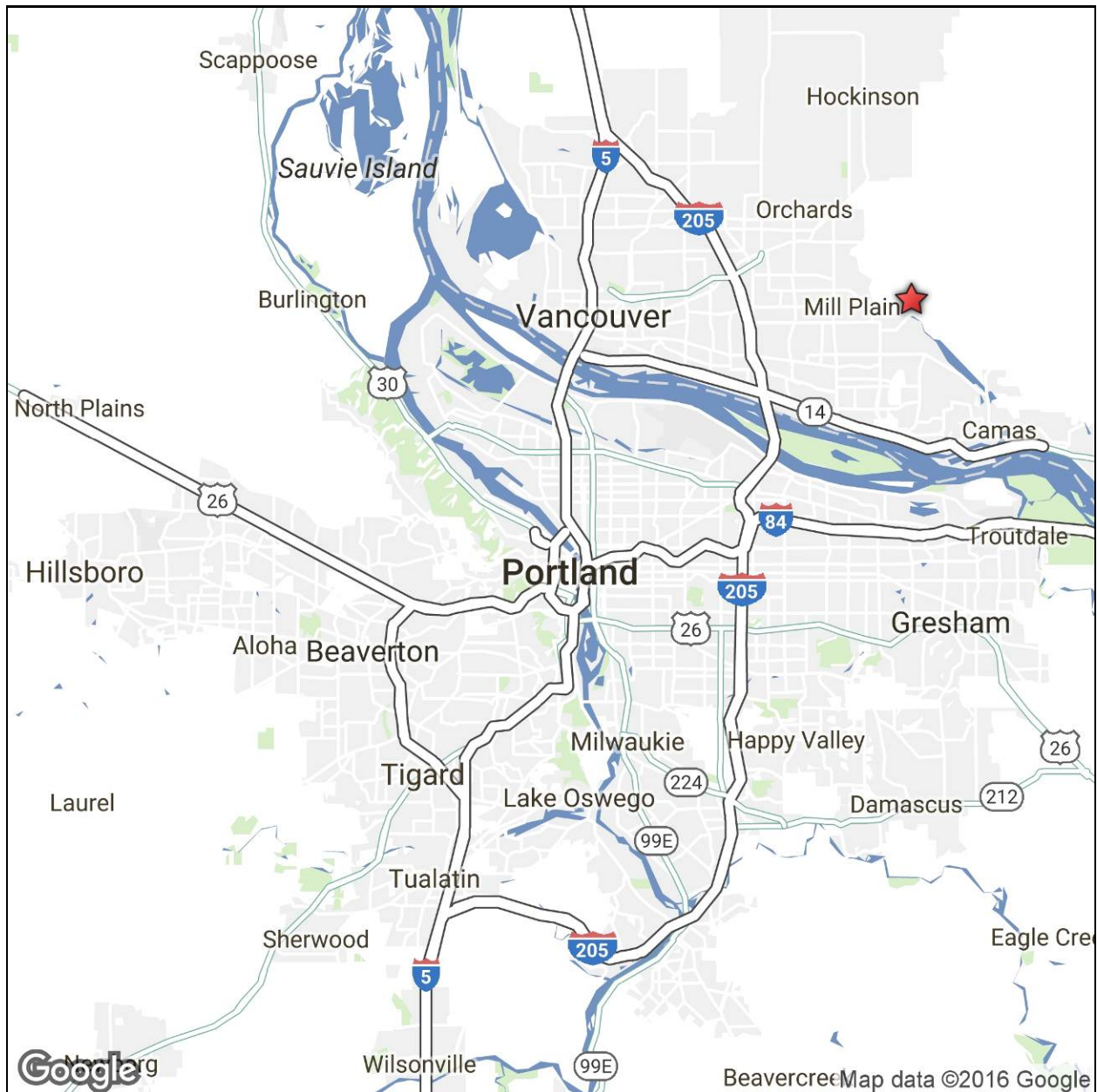
Based on the comparables, it appears that an exposure time of 2 to 4 months would be reasonable for the subject as is. The most relevant/recent of our land sales in the area support this conclusion.

Most buyers of raw residential land make the sale closing contingent on obtaining preliminary plat approvals which impacts closing time. While a prospective buyer could likely be found faster, due to the time required to conclude a sale transaction, our concluded exposure time of 2 to 4 months is reasonable before a price could be agreed upon and a sale closes.

EXPOSURE/MARKETING TIME DATA- "AS IS"			
Investment Type	Exposure/Mktg. (Months)		
	Range		Average
Comparable Sales Data	1.0	9.0	4.0
Local Market Professionals	1.0	- 6.0	3.0
CBRE Exposure/Marketing Time Estimate	2 - 4 Months		

Compiled by CBRE

Area Analysis



The subject is located in eastern Clark County in the city of Camas, Washington, a town situated on the north shore of the Columbia River and roughly 10 miles east of the Vancouver CBD. Clark County is part of the Portland-Vancouver-Hillsboro, OR-WA MSA. Moody's Economy.com provides the following metro area economic summary as of April 2017. The full Moody's Economy.com report is presented in the Addenda.

PORTLAND-VANCOUVER-HILLSBORO, OR-WA - ECONOMIC INDICATORS

Indicators	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Gross Metro Product (C09\$ Bil)	140.3	135.3	132.9	134.1	140.3	148.8	155.7	164.4	171.2	176.4	182.3	189.4
% Change	5.6	-3.5	-1.8	0.9	4.6	6.1	4.6	5.6	4.1	3.0	3.4	3.9
Total Employment (Ths)	998.6	1,020.0	1,044.4	1,075.9	1,111.7	1,145.0	1,171.2	1,197.4	1,218.2	1,233.1	1,241.5	1,259.4
% Change	2.0	2.1	2.4	3.0	3.3	3.0	2.3	2.2	1.7	1.2	0.7	1.4
Unemployment Rate (%)	8.9	7.9	7.0	6.1	5.3	4.7	3.9	4.0	4.5	5.1	5.5	5.2
Personal Income Growth (%)	6.6	6.7	1.4	7.0	6.3	5.4	7.1	8.4	7.5	6.3	5.3	5.7
Median Household Income (\$ Ths)	55.0	57.0	58.8	61.1	63.8	66.5	68.9	72.0	74.9	77.4	79.6	82.2
Population (Ths)	2,260.2	2,288.1	2,312.5	2,346.2	2,384.8	2,425.0	2,476.9	2,517.1	2,547.6	2,573.2	2,598.5	2,625.9
% Change	1.2	1.2	1.1	1.5	1.6	1.7	2.1	1.6	1.2	1.0	1.0	1.1
Net Migration (Ths)	15.0	16.2	12.5	22.0	26.5	29.4	41.6	29.9	20.3	15.6	15.6	18.0
Single-Family Permits (#)	3,132.0	4,501.0	5,717.0	5,462.0	7,102.0	7,381.2	7,358.0	10,165.5	11,777.4	11,293.5	10,998.8	12,086.0
Multifamily Permits (#)	2,081.0	3,284.0	6,013.0	6,894.0	6,865.0	7,312.5	9,557.8	7,685.6	7,425.4	6,449.8	6,232.9	7,207.5
Fhfa House Price (1995Q1=100)	184.5	184.5	200.3	220.0	242.3	272.7	294.2	304.6	306.2	307.9	315.6	328.8

Source: Moody's Economy.com

RECENT PERFORMANCE

Portland-Vancouver-Hillsboro's economy is remarkably strong despite some cooling in the metro area's labor market. Labor shortages in most industries are hurting the pace of job creation, but growth in payroll employment remains in line with that of the leading West over the last year. A rapidly increasing population helps set the metro area apart, with 1.7% growth in 2016 exceeding the West and U.S. averages by half of a percentage point and a full percentage point, respectively. The plethora of job openings is a major draw for newcomers: Private goods and service industries are adding workers at a faster clip than they are nationally. The unemployment rate continues to drop despite the torrent of workers entering the labor force, and at just less than 4% is the lowest since the late 1990s. The tightness in the labor market is lifting average hourly earnings, which, along with a rapid rate of household formation, are helping the housing market: House prices and construction employment are surging.

TECH

Tech will remain the cornerstone of Portland's expansion, fueled by a dynamic startup culture and growth in existing information technology and biotech firms. For example, top employer Intel will ramp up investment in server-bound microchips, cementing its pivot toward the rapidly expanding market for cloud computing services. Ready access to financing will also support new and early-stage ventures. Though Oregon-based startups attracted less venture capital in 2016, strong inflows will help sprout new firms in the metro area. Portland's scenic location, high concentration of educated workers, and lower cost of living and doing business than in the Bay Area will attract more tech entrepreneurs and high-tech job seekers.

HOUSING

Portland's housing market is on fire and strong fundamentals suggest it will continue to outperform. Robust job creation as well as strong population gains are driving faster household formation, and demand for homes is booming. Portland ranks in the top 20 nationally in single-

family house price appreciation, and among metro areas with at least 1 million residents it ranks second behind Seattle. The majority of the building has been in multifamily, where new construction surpassed its prerecession rate earlier this year and has supported robust hiring in construction.

New zoning restrictions will challenge builders' ability to keep pace with demand, however. Portland's new inclusionary zoning policy will require developers to reserve one-fifth of new multifamily units for affordable housing. With rising construction costs and higher construction-related taxes, the increase in units offered at below-market rates will hurt margins for new multifamily projects. Strong demand mixed with supply constraints will force rents and house prices higher.

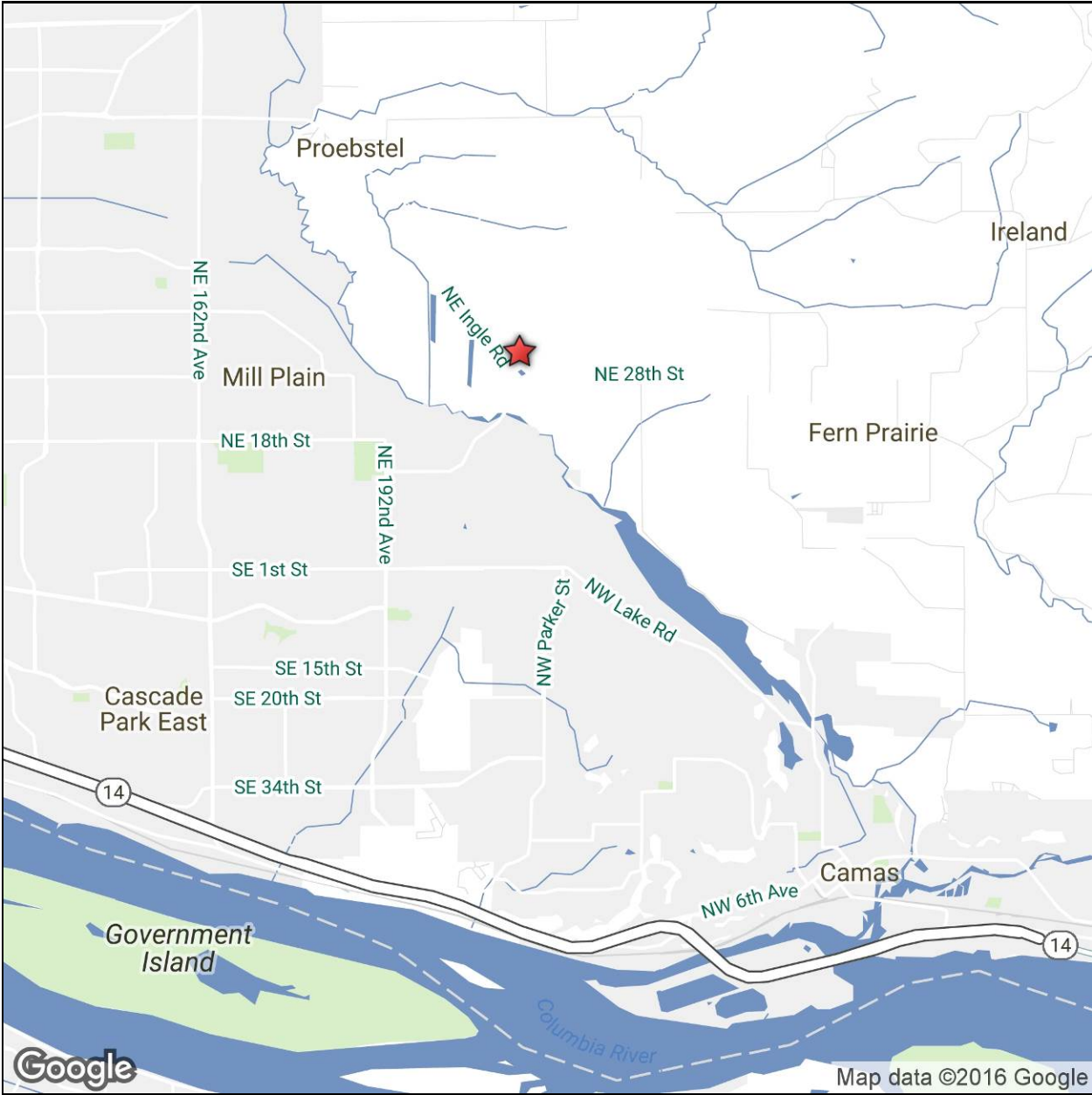
CONSUMERS

Healthy population gains and rising wages will support solid growth in consumer-oriented industries. Strong income growth and rising house prices are underpinning household finances, with consumer loan delinquencies near record lows. Further, Portland is adding both medium- and high-wage jobs more quickly than the fast-growing West. Superior job opportunities and a high quality of life will encourage in-migration of young, skilled workers, supporting above-average job gains in retail and leisure/hospitality through the rest of the decade.

CONCLUSION

Portland-Vancouver-Hillsboro will outperform the West and the U.S. over the next two years. High tech and population-dependent industries will drive robust expansion. A highly educated workforce, strong population trends, and an increasing number of tech firms will cement Portland as a regional tech hub and an above-average performer over the long run.

Neighborhood Analysis

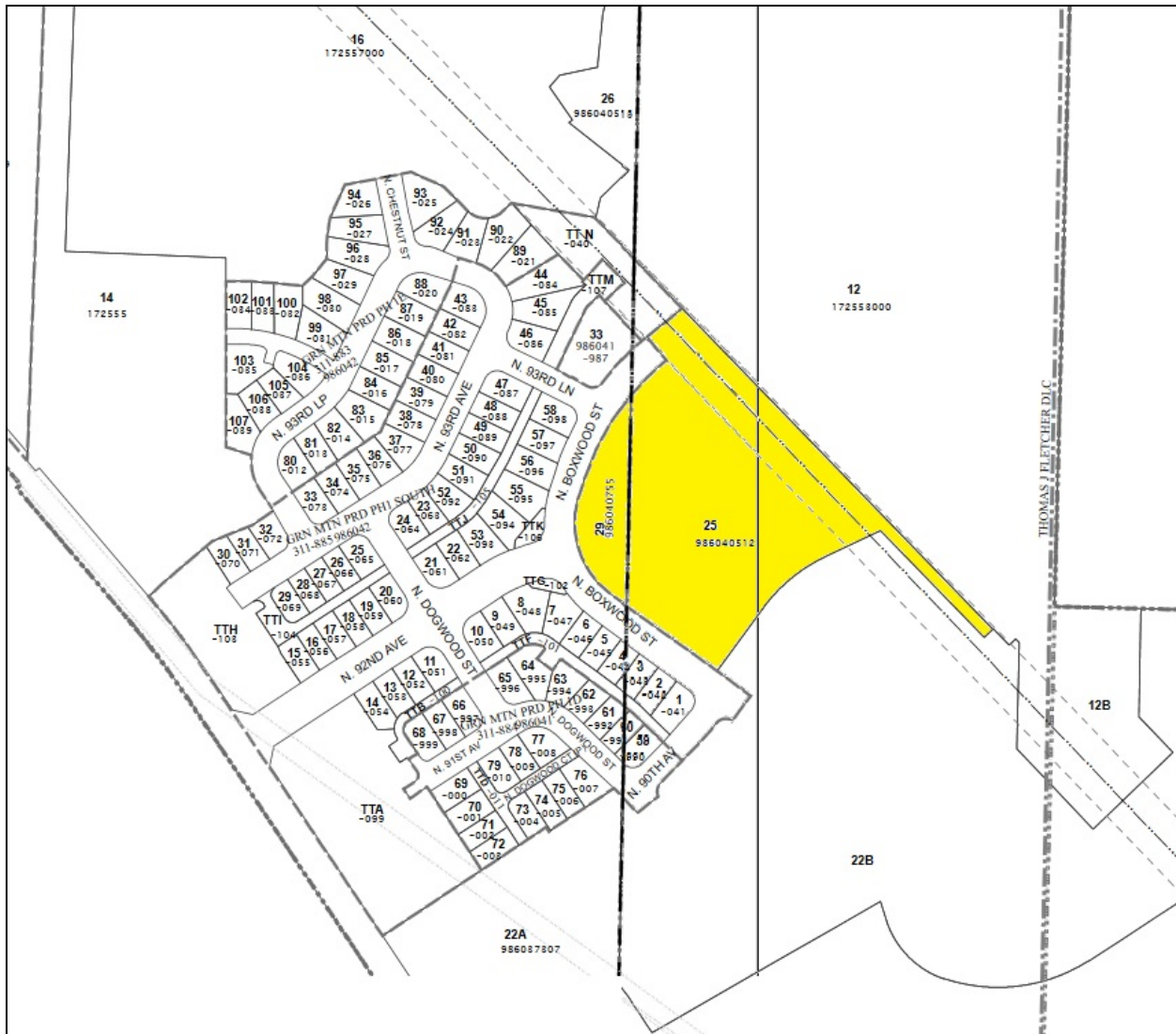


LOCATION

The subject is comprised of two tax lots in the middle of the Green Mountain Phases 1A and 1B planned community subdivision development that will become the northern portion of the Central Park, per the subdivision plans provided by the developer. The owner/developer, CLB Washington Solutions LLC, is dedicating the park to the City of Camas. The Green Mountain subdivision is located on the northwestern perimeter of the City of Camas, Washington, in an

area that is on the path of growth. Camas is located in the eastern portion of Clark County and is noted for its above-average economic demographics and superior schools.

The Green Mountain subdivision is accessed by NE Ingle Road, a two-lane road that links directly to NE 28th Street to the south. In turn, NE 28th Street becomes Goodwin Road that directly links to NE 192nd Avenue to the west and SR 500 to the east. NE 192nd Avenue is a primary commercial arterial that links directly to Highway-14, which follows the Columbia River and links to Interstate 205 and the Vancouver CBD to the west. The two tax lots comprising the subject property “as is” are identified in the county map below, with the completed Phase 1A lots located to the west and the raw land that will become Phase 1B located to the north and east.



The subject property is located approximately 4.5 miles northwest of the Camas CBD, approximately 5.5 miles east of Interstate 205, approximately 16 miles northeast of the Portland CBD and approximately 11 miles east of the Vancouver CBD.

The Camas area is considered to be at the threshold of the Columbia River Gorge Scenic Area which is defined by bluffs rising steeply on either side of the Columbia River to the east. The Camas area is located at the start of this topographic grade-change with the area closest to the river being at sea level and the land rising upward significantly to the north. The subject is located in the hilly market area north of the Camas CBD, with some areas having expansive views of the Columbia River and other areas defined by Lacamas Lake (south of the subject) and heavily forested tracts (north and east of the subject.) The City of Camas has also been instrumental in transforming itself from a single-industry paper mill town, into a desirable enclave of boutique shops, golf courses, lake homes and view estates, and one of the most desirable school districts in Clark County. As a result, the Camas market area now represents some of the most expensive housing in Clark County and the Portland-Vancouver metro area.

The subject is specifically located at the edge of the mountains that frame the entry into the Columbia River Gorge Scenic Area. The southern portion of the subject site is generally flat; however, the northern portion of the site leads directly into the foothills and has portions with significant grade changes. As a result, portions of the site cannot be used for development.

Due to the subject's location at the far northern perimeter of the city of Camas, much of the surrounding properties are of undeveloped farmland or are single family residences situated on large tracts. The Camas School District purchased a 79.89 acre lot roughly one-half mile to the east, and although it has not yet been incorporated into the city limits, it is reasonable to expect this area to the east to also be annexed due to the substantial amount of residential development underway in the northernmost part of Camas. The property immediately adjacent to the east is currently being developed into a 344-lot subdivision and is already under contract to a national builder; however, at the date of the inspection of the subject property, construction had yet to begin on this adjacent development. There are additional newer subdivisions located near Lacamas Lake to the south and along the ridge that overlooks the Columbia River to the south and southeast. Because the subject is located in an area that has been recently approved for development, the areas immediately to the east and south are on the path of growth.

The Green Mountain Planned Development (of which the subject's tax lots "as is" are a part) is ideally located for persons working in the East Clark County employment district. The Eastside Portland Industrial District and the Portland Airport are also easy destinations for people living in East Clark County. People working in Oregon for 6 months or more out of a calendar year are required to pay Oregon income tax. Washington does not have an income tax, making it an appealing choice for people who can work from their homes for at least 6 months out of every year.

Although the urban growth boundary has constrained development by limited the amount of vacant land for development, the infrastructure costs for new development in newly incorporated rural areas has also been a limiting factor. As Federal funding for infrastructure (water, sewer and roads) dried up, the costs for development have been shifted onto developers. Due to the

significant costs associated with roads, water and sewer, developers will look for developable tracts adjacent to areas already developed to limit their development costs, as is the case with the subject property. Sometimes developers will form a consortium to spread the costs incurred if their projects are in close proximity to one another and the distance to the nearest city service is within a reasonable distance. Additionally, in lieu of paying for the infrastructure development themselves and to assist development and promote growth, many cities will offer builders development credits that can be applied to permitting.

There are numerous parks in the subject's immediate area. Lacamas Lake is a Clark County regional park and is located less than one mile to the south. Additionally, the Harmony Sports Complex is less than three miles to the west, and the Camas Meadows Golf Course is roughly 2.5 miles to the south.

Retail uses are found in the Camas CBD. Additionally, the 192nd Avenue/Mill Plain shopping district is located less than two miles to the west, on the western perimeter of the Camas city limits. Washougal also has numerous retail and commercial services and is located adjacent to the east of Camas, roughly 4.5 miles southeast of the subject property. Overall, the subject is on the northern perimeter of development in the Camas market area, and the immediate area is defined by farmlands being converted into SFR subdivision development. The subject is within a ten-minute drive of a considerable amount of retail goods and services, and within 14 to 16 miles of the Vancouver and Portland CBDs.

The proposed subdivision is ideally located for persons working in the east Clark County, Vancouver, and east Portland employment districts, and slightly less ideal for those working in the Portland CBD.

BOUNDARIES

The neighborhood boundaries are detailed as follows:

North:	SR-500/NE 58 th Street
South:	Columbia River/Highway-14 (Lewis & Clark Highway)
East:	Washougal
West:	NE 164 th Avenue (in Vancouver)

LAND USE

The predominant land uses surrounding the subject is vacant land to the north and west, the new residential development underway to the east, and single family residences situated on large tracts of land to the south.

GROWTH PATTERNS

Growth in the Camas area began adjacent to the paper mill that dominated the economy of Camas until 20 years ago. Highway-14 (Lewis & Clark Highway) passed through the middle of

the downtown core area and residential development grew up around the historic downtown storefront area. Because the CBD is only blocks north of the Columbia River, development grew to the north, with the area at the top of the bluff comprising the majority of the residential development for many years. In the past 15 years, subdivision development has grown toward Lacamas Lake to the north of the CBD, and west toward the hi-tech employers in the East Vancouver market area. Highway-14/Lewis & Clark Highway is the primary east-west corridor for all of the East Clark County area, particularly the cities that line the edge of the Columbia River—especially Camas, Washougal, and the small towns in the Columbia River Gorge and located to the east. Interstate 205 is a primary conduit linking East Clark County (and Camas), with the northern portions of Vancouver, and the eastern and southeastern portion of Portland, south of the Columbia River.

With regard to industrial development, Georgia-Pacific has long been the one of the largest employers in Clark County and is located outside the subject's immediate area in downtown Camas at the Columbia River. It is also noted that there is a large amount of high-tech companies located within the city, including Hewlett Packard, Sharp Microelectronics, Linear Technology, and WaferTech.

Fisher Investments purchased a 150-acre commercial tract on the eastside of SE 192nd Ave between SE 15th Street and SE 20th Street, and finished construction of a five story office building in 2011. The site could potentially become the world headquarters for Fisher Investments and its staff of more than 1,000 employees, which are now mostly based in San Mateo California. Currently, however, no decision has been made regarding relocating the headquarters to Camas, and approximately 450 employees work in the new office. In addition to the office building, the campus also includes a one-story building for its printing and processing operations.

Commercial growth is along the primary arterials, particularly along Highway-14 to the south. Since a significant portion of Vancouver is flat, Vancouver, and most of Clark County, is laid out in a grid with retail and commercial development located at the primary intersections. The SE 1st Street and NE/SE 192nd Avenue intersection is one example of a commercial retail node on the western perimeter of Camas. Commercial and retail uses near the subject include Costco and the Mill Plain Crossing Shopping Center. The shopping center opened in 2005 and is located just west of the Camas city limits. It features a 700,000-square foot area that includes over 70 stores anchored by Home Depot, JCPenney, Lowe's, WalMart and PetsMart. Other commercial development is found along the north-south NE/SE 164th Avenue and the 192nd Avenue corridor, as well as older commercial development in downtown Camas.

There are several large subdivision developments that are either under construction or are currently selling home/lot packages in the Camas market. Because the subject's developable land is suitable for subdivision development, it is noted that there is a considerable amount of subdivision development either under construction or being planned in the Camas market area.

Overall, due to the overall lack of inventory of available land and finished SFR lots, as well as increasing demand in the most desirable Clark County market areas (especially Camas and Felida), builders are willing to purchase large quantities of lots in bulk without a take-down contract if they are able to pay for it. The preferred alternative is to develop and build/sell an entire subdivision independently, and will do so if land is available to purchase, because this is the most profitable scenario.

ACCESS

The subject property is located in the far northern perimeter of the City of Camas. The area located north of Lacamas Lake is accessed by either SR-500/NE Everett Street to the east of the lake, or by NE 192nd Avenue to the west of the lake. The western access is superior due to direct linkage to Highway-14 that links directly to Interstate 205 to the west.

The subject is directly accessed by NE Ingle Road by way of NE 28th Street/NE Goodwin Road. Just west of the subject property, NE 28th Street transitions into NE Goodwin Road that links directly to NE 192nd Avenue to the west. As previously noted, NE 192nd Avenue is a primary commercial corridor that has been developed extensively over the past 8 years. Further, this north-south arterial links directly to Highway-14 to the south and gives those residents living north of Lacamas Lake direct access to Highway 14 and Interstate 205.

DEMOGRAPHICS

Selected neighborhood demographics in the one-, three- and five-mile radii from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
East of Ingle Road Camas, Washington	1 Mile	3 Miles	5 Miles
Population			
2022 Total Population	481	31,846	150,769
2017 Total Population	455	29,561	140,830
2010 Total Population	423	26,241	127,898
2000 Total Population	389	17,593	100,780
Annual Growth 2017 - 2022	1.12%	1.50%	1.37%
Annual Growth 2010 - 2017	1.05%	1.72%	1.39%
Annual Growth 2000 - 2010	0.84%	4.08%	2.41%
Households			
2022 Total Households	183	10,392	53,379
2017 Total Households	174	9,658	50,026
2010 Total Households	164	8,632	45,991
2000 Total Households	152	5,789	35,921
Annual Growth 2017 - 2022	1.01%	1.48%	1.31%
Annual Growth 2010 - 2017	0.85%	1.62%	1.21%
Annual Growth 2000 - 2010	0.76%	4.08%	2.50%
Income			
2017 Median Household Income	\$53,754	\$86,801	\$68,790
2017 Average Household Income	\$72,342	\$108,454	\$89,804
2017 Per Capita Income	\$27,360	\$35,299	\$32,130
2017 Pop 25+ College Graduates	73	6,682	29,459
Age 25+ Percent College Graduates - 2017	22.1%	34.8%	31.6%
Source: REIS			

CONCLUSION

The immediate neighborhood is predominately rural in character, particularly to the north and west. The primary commercial corridor is located less than two miles west of the subject's proposed development. Although the subject's immediate area is currently comprised of farm land, there are numerous residential developments currently under way in the immediate area. Additionally, a new elementary school is scheduled for construction approximately one-half mile to the east of the subject in anticipation of the pending construction.

According to data from REIS, growth in the subject's immediate area has been accelerating, reflecting the superior Camas market area. Additionally, economic demographics are some of the highest in Clark County and support the projected home/lot pricing for the subject's proposed development, as well as those in the market area.

Market Analysis

The subject is located in Camas, a small community located in eastern Clark County, Washington. The subject's market area is considered part of the Portland-Vancouver-Hillsboro MSA. The subject is specifically located on the far northern perimeter of the Camas city limits north of Lacamas Lake. The subject property is located approximately 4.5 miles northwest of the Camas CBD, approximately 5.5 miles east of Interstate 205, approximately 16 miles northeast of the Portland CBD and approximately 11 miles east of the Vancouver CBD.

BUILDING PERMITS

The following table summarizes the number of single-family residential building permits issued in the city of Camas, Vancouver, and for Clark County.

SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS						
Year	City of Camas	Change	City of Vancouver	Change	Clark County	Change
2002	394	---	247	---	3,013	---
2003	296	-24.9%	452	83.0%	3,298	9.5%
2004	176	-40.5%	388	-14.2%	3,044	-7.7%
2005	311	76.7%	454	17.0%	3,044	0.0%
2006	140	-55.0%	359	-20.9%	1,993	-34.5%
2007	122	-12.9%	420	17.0%	790	-60.4%
2008	82	-32.8%	280	-33.3%	1,053	33.3%
2009	71	-13.4%	152	-45.7%	690	-34.5%
2010	140	97.2%	137	-9.9%	963	39.6%
2011	90	-35.7%	96	-29.9%	684	-29.0%
2012	93	3.3%	292	204.2%	1,190	74.0%
2013	127	36.6%	272	-6.8%	1,699	42.8%
2014	178	40.2%	189	-30.5%	1,588	-6.5%
2015	224	25.8%	366	93.7%	2,220	39.8%
2016	234	4.5%	319	-12.8%	2,499	12.6%
2017*	276	17.9%	144	-54.9%	2,405	-3.8%

*Annualized through May

Source: U.S. Census Bureau

As indicated on the preceding table, single-family residential building permit levels peaked in Camas, Vancouver and Clark County in 2005-2006, before dropping precipitously following the credit crisis and subsequent downturn in the housing market in 2007-2008. Although the percentage increase of permits in Camas was substantially less than in the city of Vancouver or Clark County in 2015, the Camas market has had more successive years of increases. There is more volatility noted in the Vancouver data, which makes sense considering the majority of new development is occurring outside the Vancouver city limits in the unincorporated portions of Clark County. The overall Clark County data averages out the swings found in smaller market areas and points to continued positive growth throughout the County. This is also true of Camas and the new developments coming online will boost overall lot inventory/building permits for at least the next two years.

RESIDENTIAL MARKET OVERVIEW

The Regional Multiple Listing Service (RMLS) compiles monthly reports on the residential real estate market based on statistics from the agents and brokers who use the RMLS. Though some homes are sold by owner and many new construction projects are sold without the aid of the RMLS, it is considered a reliable indication of market activity for the Clark County market and the subject’s market area (City of Camas.) RMLS publishes a monthly Market Action report, which includes regional and submarket data on single-family home sales. We have also used some of the historical reports to compile historical trends for the metro area.

SUBMARKET ANALYSIS

The subject property is located in the RMLS City of Camas submarket, which is part of the larger Clark County metro area. The following table illustrates home sales data for the subject’s Camas submarket, and compares it to the larger Clark County market area.

CLOSED SALES REPORT - 2016 vs. 2017*			
	YTD 2017*		
Market	Closed Sales	Average Sale Price	Median Sale Price
City of Camas	592	\$504,058	\$448,001
Clark County- Combined Report	7,496	\$356,691	\$321,617
	YTD 2016		
Market	Closed Sales	Average Sale Price	Median Sale Price
City of Camas	683	\$456,600	\$404,500
Clark County- Combined Report	8,614	\$334,807	\$295,000
	Change		
Market	Closed Sales	Average Sale Price	Median Sale Price
City of Camas	-13.3%	10.4%	10.8%
Clark County- Combined Report	-13.0%	6.5%	9.0%

*Data annualized through June 2017
Source: RMLS

The subject’s submarket (Camas) saw a year-over-year increase in the price of homes, but a overall decrease in the number of homes sold. The decrease in total sales is due to the very small amount of available inventory, which is expected to change once the Green Mountain Planned Development is ready for vertical construction. Meanwhile, average sales prices in Clark County increased 6.5% year-over-year, while sales prices for the Camas market area increased 10.4%, reflecting the demand for this superior submarket. Given that the average price of a home in Camas is roughly more than \$110,000 greater than the average for Clark County as-a-whole, the larger year-over-year price increase in Camas also supports the demand for homes in the Camas market. The following table summarizes home sale statistics in the Camas submarket and the overall Clark County metro area over the past six years.

RESIDENTIAL MARKET STATISTICS								
Year	City of Camas				Clark County- Combined Report			
	Closed Sales	Change	Average Sale Price	Change	Closed Sales	Change	Average Sale Price	Change
2011	389	---	\$315,720	---	4,901	---	\$268,655	---
2012	385	-1.0%	\$323,886	2.6%	5,253	7.2%	\$281,185	4.7%
2013	504	30.9%	\$350,203	8.1%	6,290	19.7%	\$317,478	12.9%
2014	508	0.8%	\$386,881	10.5%	6,784	7.9%	\$341,218	7.5%
2015	720	41.7%	\$426,039	10.1%	8,108	19.5%	\$303,883	-10.9%
2016	683	-5.1%	\$456,600	7.2%	8,614	6.2%	\$334,807	10.2%
2017*	592	-13.3%	\$504,058	10.4%	7,496	-13.0%	\$356,691	6.5%

*Data annualized through June 2017

Source: RMLS

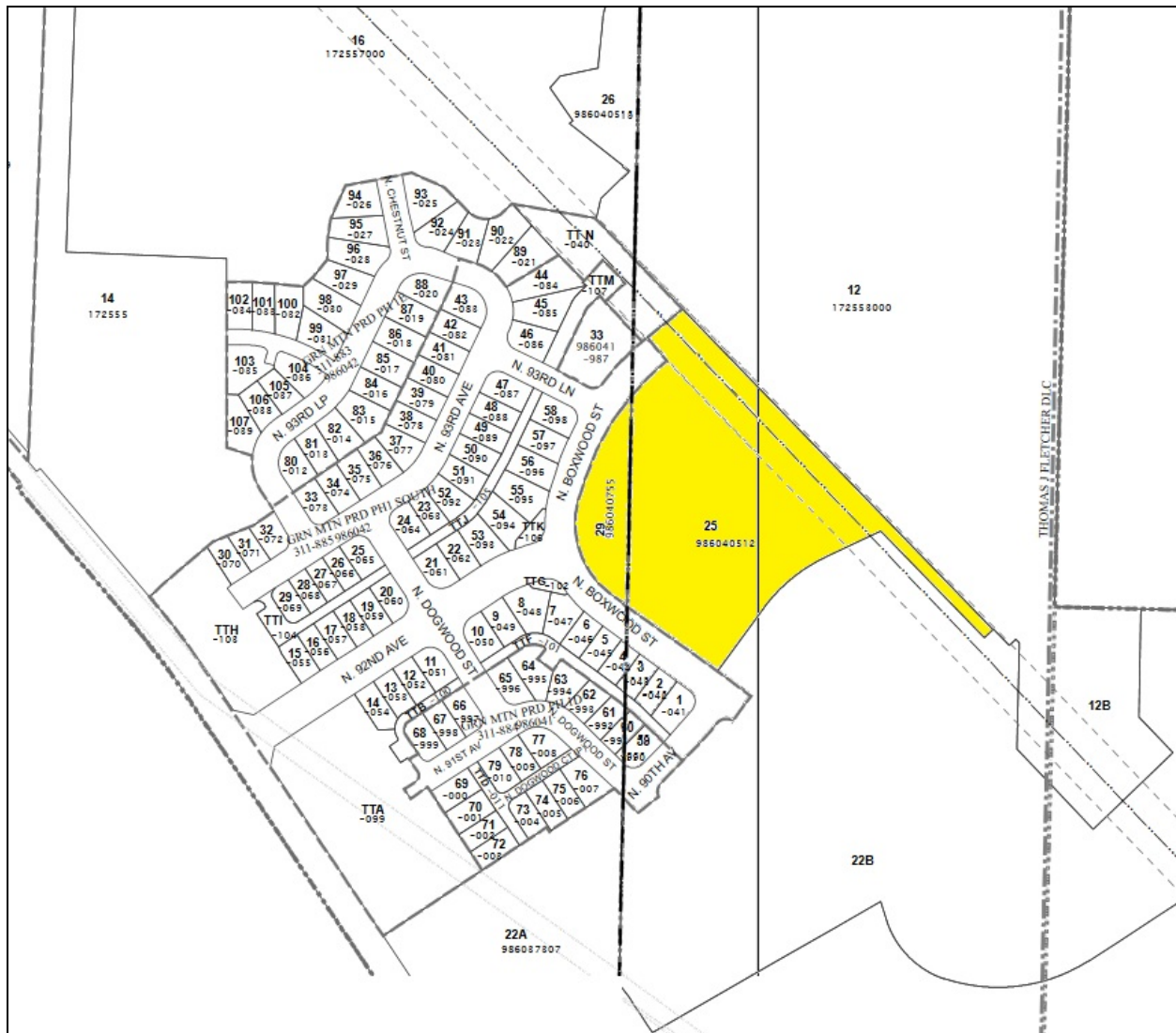
As seen on the preceding table, the average sale price in the Camas market and the greater Clark County area have generally had consistent increases in total sales year-over-year since 2012. It is noteworthy that since 2011, housing prices in Camas have increased 59.7%, while in the same time period housing prices in Clark County have increased 32.8%. Although the 2017 data is incomplete, it appears that pricing in the Camas market is continuing to increase unabated, while the overall Clark County market is seeing some softening of annual increases as more inventory is introduced into the market.

In response to consumer demand, national developers have large subdivision developments either on the market or currently being developed. The Green Mountain Planned Development will eventually add an estimated 1,300 dwelling units into the Camas/East Clark County market and the Green Mountain Estates project adjacent to the east of the subject will add an additional 344 SFRs. These are the two largest developments in Camas/East Clark County, but there are numerous smaller developments also underway throughout the east Clark County market area. The definition of a "starter" home is changing due to the continued escalation of homes throughout the greater Portland-Vancouver-Hillsboro MSA, and projected home prices that are currently estimated to start in the low to mid- \$300s, can reasonably expect to increase by at least 5.0% annually over the next two to three years.

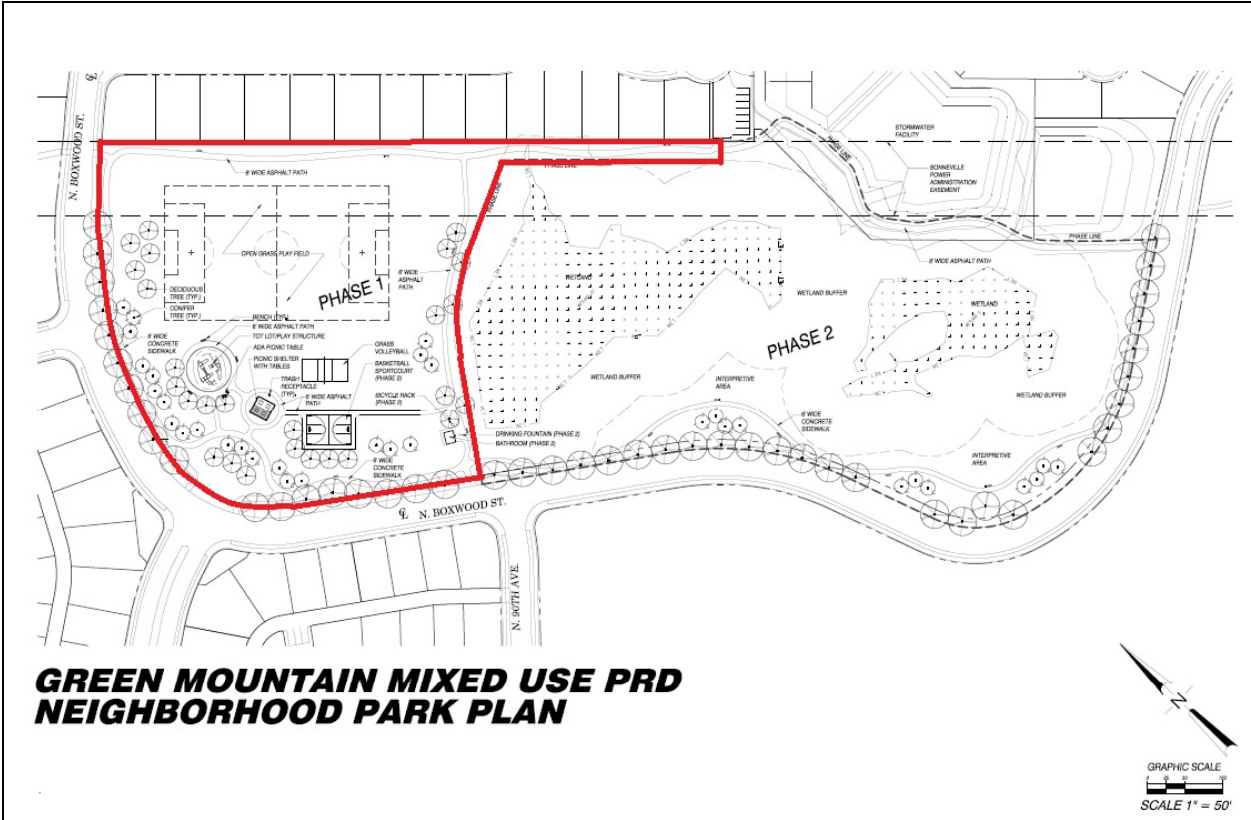
CONCLUSION

Combined, these statistics suggest sustained amount of demand in the Clark County and Camas residential market, with price levels and sales activity approaching and exceeding pre-recession levels. Conversations with developers, builders, and real estate agents at the surveyed subdivisions indicated significant demand and consistent absorption of the new product entering the market, particularly at the middle price points in the market. The superior Camas market area can be expected to add to the demand for housing in the subject's market area, and the superior access to freeways places an additional premium on the subject's area.

“AS IS” PLAT MAP



PROPOSED PARK



**GREEN MOUNTAIN MIXED USE PRD
NEIGHBORHOOD PARK PLAN**



MAP DATA
FEMA Special Flood Hazard Area: **No**
Map Number: **53011C0414D**
Zone: **X**
Map Date: **September 05, 2012**
FIPS: **53011**

MAP LEGEND Powered by CoreLogic®

Areas inundated by 500-year flooding	Protected Areas
Areas inundated by 100-year flooding	Floodway
Velocity Hazard	Subject Area

SITE ANALYSIS

The following chart provides a summary of the salient characteristics of the subject's "as is" land.

SITE SUMMARY & ANALYSIS		
"AS IS" LAND- CENTRAL PARK NORTH		
	Square Feet	Acres
Gross Site Area	229,562	5.27
Wetlands	2,281	0.05
BPA Easement	59,771	1.37
Net Developable Site Area	167,510	3.85
Physical Description		
Primary Road Frontage	Boxwood Street	900 Feet
Shape (Site As-A-Whole)	Irregular	
Topography	Generally flat to the west with terrain sloping gently upward to the northeast	
Zoning District	MF-10	
Flood Map Panel No. & Date	53011C0414D	5-Sep-12
Flood Designation	Flood Zone X	
Adjacent Land Uses	Vacant Land; SFRs on large tracts	
Earthquake Zone	D1, areas subject to severe shaking.	
Comparative Analysis		<u>Rating</u>
Visibility	Good	
Functional Utility	Assumed adequate	
Traffic Volume	Average	
Adequacy of Utilities	Assumed adequate	
Drainage	Assumed adequate	
Utilities (As Proposed)		<u>Adequacy</u>
Water	City of Camas	Assumed Yes
Sewer	City of Camas	Assumed Yes
Natural Gas	Northwest Natural Gas	Yes
Electricity	Clark Public Utilities	Yes
Mass Transit	C-Tran	Yes
Other		<u>Yes</u>
Detrimental Easements	X	
Encroachments		X
Deed Restrictions		X
Source: Various sources compiled by CBRE		

The subject property is comprised of two tax lots with a total site area of 2.27 acres. Of that total site area, approximately 1.37 acres is located in a BPA powerline easement and an additional 0.05 acre is wetlands. The resulting net developable site area is 3.85 acres or 167,510 square feet.

The subject property as-a-whole has an irregular shape and slopes upward at the northeastern portion of the site. The southern and western portions of the subject property are generally flat and at street grade. The site is designated as North Central Park in the development plans from the property owner, and the owner plans to dedicate the site as-a-whole to the city of Camas. However, the owner has not indicated that the subject site is a required dedication or that the development rights have been removed. Please refer to our extraordinary assumption.

It is noted that Boxwood Street forms the western and southern perimeter of the North Central Park land area. Boxwood Street is finished with curbs, gutters and streetlights as part of the larger Green Mountain PUD: Phase 1A.

ENVIRONMENTAL ISSUES

CBRE, Inc. is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

ADJACENT PROPERTIES

The adjacent land uses are summarized as follows:

North/Northeast:	Vacant land (Green Mountain: Phase 1B subdivision under development)
South:	Vacant land
East:	Vacant land
West/Northwest:	Green Mountain: Phase 1A lots

CONCLUSION

The subject property is located in an area on the northern perimeter of the Camas city limits and within the urban growth boundary. The subject property is part of a planned urban development called Green Mountain and is in an area on the path of growth with a large subdivision development currently being constructed to the east. The Green Mountain PUD and the subject property have good linkage into the East Clark County employment nodes, and reasonably good linkage into the Portland CBD by way of Interstate 205 to the west. The subject property has territorial views to the south and west. Taking into consideration that demand for residential product exceeds supply (and is not expected to abate any time soon), and the subject's location in the superior Camas submarket, as well as good access to the 192nd Avenue commercial corridor and Interstate 205 to the west, the subject's developable land is considered to have good marketability as a residential development.

Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	MF-10: Attached or detached dwellings with a density up to 10 units per acre
Uses Permitted	Intended to maintain, promote and provide housing opportunities for single dwelling neighborhoods.
Zoning Requirements	MF-10
Minimum Lot Size	3,000 Sq. Ft.
Maximum Lot Size	None
Average Lot Size	None
Allowable Density	10.0 per acre
Maximum Lot Coverage	55%
Minimum Lot Width	30 Sq. Ft.
Minimum Lot Depth	75 Feet
Maximum Height	35 Feet
Minimum Setbacks	
Front Yard	15 Feet
Side Yard- Interior	3 Feet
Side Yard- Street	15 Feet
Rear Yard	10 Feet
Parking Requirements	2 off-street spaces per residence
Miscellaneous	Fences can only be located in side and rear yards and cannot exceed 6' in height.
Source: Camas, Washington Development Code	

ANALYSIS AND CONCLUSION

The subject property is zoned MF-10, or up to 10 dwelling units per acre per the City of Camas Development Code. Low density multifamily uses, parks, schools, and limited service and community uses are allowed. The subject's proposed use as park is an outright permitted use. We have assumed that the subject can be developed according to the underlying zone and it not a required dedication as part of a larger planned development. Please refer to our extraordinary assumption.

The property is technically zoned MF-10. However, that zoning has been overridden by a Development Agreement and associated Master Plan with the City of Camas and through the approval of a Planned Residential Development. As part of that process, the property was broken into "pods" with unique density allocations. The most likely development assumption for the

subject property is to assume that it would develop at densities similar to the properties around it, which in this case is "C" and "D" pods, with lot size ranges of 3,000 – 5,000 sq. ft. and 4,000 – 6,000 sq. ft., respectively. The subject property is mostly adjacent to 4,500 square foot lots; as such, it is assumed that if the subject property was not a park, it would be likely be developed with lots of roughly that size.

Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, CBRE has assumed the information obtained is correct.

Tax and Assessment Data

WASHINGTON PROPERTY TAX LAW

State and local taxation in Washington relies on income taxation at the state level and property taxes at the local level. The following is a summary of the Washington property tax system.

Real estate taxes in the state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to assessed value. State law requires that county assessors appraise all property at 100% of its true and fair market value according to the highest and best use of the property. This standard applies to residential as well as commercial property.

Property taxes are collected locally to fund schools and governments in the area. The State does not receive any property tax revenue. In the State of Washington, 54.6% of property taxes were used to finance school. Counties receive 17.1% for general county government and roads, cities receive 13.%, and junior taxing districts such as fire districts, ports and libraries shared 14.4%.

Property taxes are divided into school taxes and non-school taxes; non-school taxes raise revenue for City and County Governments, and educational service districts (community colleges, etc.).

Washington has several built-in limitations on property taxes. Each district has a maximum mill levy it may collect. The levy rate may only be exceeded when authorized by the voters of each district. Additionally, in November 2007, the state legislature passed Initiative 747, which limits annual increases in taxes by taxing districts to no more than one percent.

The tax year runs from January 1 through December 31. All property, except new construction, is assessed on its value as of January 1 of the assessment year and is listed on the tax rolls by May 31. The tax year is divided in half with half of the stated taxes due in each half of the year. First half taxes are due no later than April 30, and second half taxes are due by October 31. Given the timelines required for valuation and billing, the taxes due in any particular year are based upon the assessed value from the preceding year. Any balance owed begins to accrue interest after the due dates at a 12% per annum rate, and counties initiate foreclosure if three years of taxes become delinquent.

Because the subject property is part of a larger development that has been partitioned into numerous smaller tax lots, and that the subject's tax lots were partitioned in February 2017, there is only tax data available for 2016 and uncertified values for 2017. The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment.

AD VALOREM TAX INFORMATION			
Assessor's Market Value		2016	Pro Forma
986040512	Central Park- North Land	\$74,000	\$378,500
986040755	Central Park- North Land	7,000	63,600
Subtotal		\$81,000	\$442,100
Assessed Value @		100.00%	100.00%
Taxable Value		\$81,000	\$442,100
General Tax Rate	(per \$100 A.V.)	1.230840	1.230840
Total Taxes		\$997	\$5,442
Source: Clark County Assessor's Office			

According to Clark County, the total market value for the subject property was \$74,000 in the 2016 tax year, with a total tax of \$997. The uncertified values for 2017 are \$442,100, reflecting the work completed on the surrounding Green Mountain subdivision development. Applying the 2016 millage rate to Clark County's uncertified market value results in an estimated property tax of \$5,442 for the subject property. Once the subject has been dedicated to the city of Camas, the tax liability will drop to zero.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

Highest and best use is applied specifically to the use of a site as vacant. It is recognized that in cases where a site has existing improvements, the concluded highest and best use as if vacant may be different from the highest and best use given the existing improvements (as improved). The existing use will continue, however, until the land value, in its highest and best use, exceeds that total value of the property under its existing use plus the cost of removing or altering the existing structure. Highest and best use analysis involves assessing the subject both as if vacant and as proposed.

AS VACANT

The developable land associated with the Green Mountain: North Central Park is zoned for attached and detached single-family residential uses and commercial and/or community uses. Considering the surrounding land uses, location attributes, legal restrictions and other factors, it is our opinion that some form of residential use would be reasonable and appropriate with demand increasing for residential lots as presently constructed and proposed (and approved). Therefore, the highest and best use of the land as vacant would be for a single-family or multifamily residential subdivision. The most likely buyer of the subject would be developer/investor who would immediately develop the land as a density compliant residential subdivision and sell the lots in bulk to a local, regional or national developer/home builder or keep the lots to build homes and sell finished home/lot packages consistent with reports from market participants. The subject has been valued as currently zoned, which allows for residential subdivision development. It is currently part of larger land holding that is in the process of being developed. We have made the extraordinary assumption that there are no required dedications, density transfers, or other restrictions placed on the subject by the City of Camas as part the approval process for the larger planned development. We are assuming that no development rights have been extracted from the site and that it could be developed based upon the current MF-10 zoning. A park or opens space zoning has not been applied to the subject.

Based on the foregoing analysis, construction of a single family residential subdivision is the best use of the subject as vacant. Taking into consideration the scarcity of SFR development land in Clark County, and especially in the premium market areas in Clark County, as well as the pricing of finished home/lot packages and strong demand in the Clark County and Camas market for housing, a SFR subdivision development is considered the highest and best use of the subject

property. The most typical buyer of the subject's land would be a local, regional or national SFR developer/builder.

Appraisal Methodology

The purpose of this appraisal is to estimate the “as is” fee simple value of the area designated as the North Central Park land. Of the total site area of 5.27 acres, only 3.85 acres is developable due to wetlands and powerline easements.

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available. Depending on a specific appraisal assignment, any of the following four methods may be used to determine the market value of the fee simple interest of land:

- Sales Comparison Approach;
- Income Capitalization Procedures;
- Allocation; and
- Extraction.

The following summaries of each method are paraphrased from the text.

The first is the sales comparison approach. This is a process of analyzing sales of similar, recently sold parcels in order to derive an indication of the most probable sales price (or value) of the property being appraised. The reliability of this approach is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data regarding size, price, terms of sale, etc., (c) the degree of comparability or extent of adjustment necessary for differences between the subject and the comparables, and (d) the absence of nontypical conditions affecting the sales price. This is the primary and most reliable method used to value land (if adequate data exists).

The income capitalization procedures include three methods: land residual technique, ground rent capitalization, and Subdivision Development Analysis. A discussion of each of these three techniques is presented in the following paragraphs.

The land residual method may be used to estimate land value when sales data on similar parcels of vacant land are lacking. This technique is based on the principle of balance and the related concept of contribution, which are concerned with equilibrium among the agents of production--i.e. labor, capital, coordination, and land. The land residual technique can be used to estimate land value when: 1) building value is known or can be accurately estimated, 2) stabilized, annual net operating income to the property is known or estimable, and 3) both building and land capitalization rates can be extracted from the market. Building value can be estimated for new or proposed buildings that represent the highest and best use of the property and have not yet incurred physical deterioration or functional obsolescence.

The subdivision development method is used to value land when subdivision and development represent the highest and best use of the appraised parcel. In this method, an appraiser determines the number and size of lots that can be created from the appraised land physically, legally, and economically. The value of the underlying land is then estimated through a discounted cash flow analysis with

revenues based on the achievable sale price of the finished product and expenses based on all costs required to complete and sell the finished product.

The ground rent capitalization procedure is predicated upon the assumption that ground rents can be capitalized at an appropriate rate to indicate the market value of a site. Ground rent is paid for the right to use and occupy the land according to the terms of the ground lease; it corresponds to the value of the landowner's interest in the land. Market-derived capitalization rates are used to convert ground rent into market value. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and reasonable support for capitalization rates can be obtained.

The allocation method is typically used when sales are so rare that the value cannot be estimated by direct comparison. This method is based on the principle of balance and the related concept of contribution, which affirm that there is a normal or typical ratio of land value to property value for specific categories of real estate in specific locations. This ratio is generally more reliable when the subject property includes relatively new improvements. The allocation method does not produce conclusive value indications, but it can be used to establish land value when the number of vacant land sales is inadequate.

The extraction method is a variant of the allocation method in which land value is extracted from the sale price of an improved property by deducting the contribution of the improvements, which is estimated from their depreciated costs. The remaining value represents the value of the land. Value indications derived in this way are generally unpersuasive because the assessment ratios may be unreliable and the extraction method does not reflect market considerations.

METHODOLOGY APPLICABLE TO THE SUBJECT

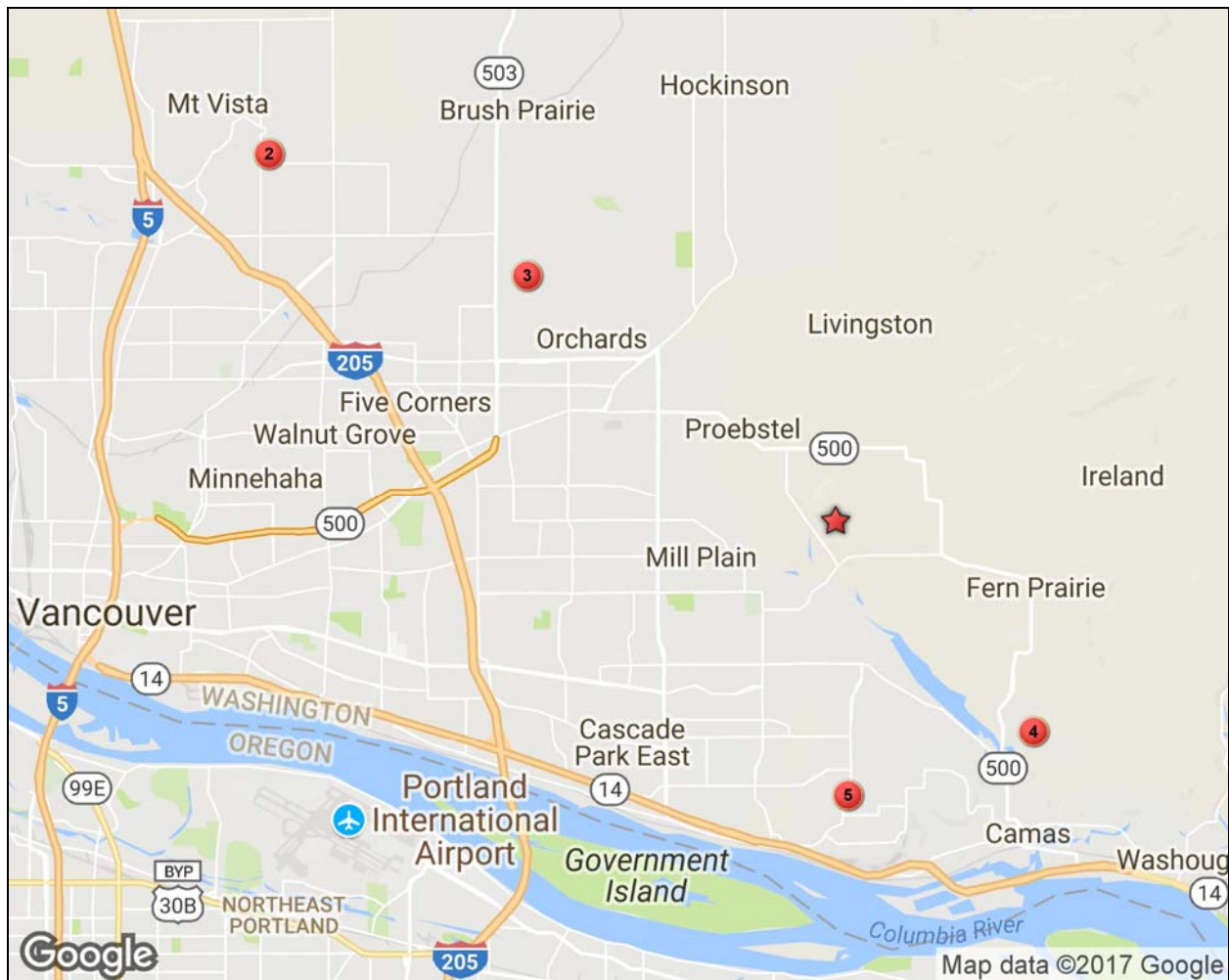
For the purposes of this analysis, we have utilized the sales comparison approach as this methodology is typically used for raw land that is feasible for residential development. The other methodologies are used primarily when comparable land sales data is non-existent. Therefore, these approaches have not been used.

Sales Comparison Approach- “As Is” Land Value

The “As Is” subject property is comprised of two tax lots with a gross size of 5.27 acres and a net developable site area of 3.85 acres. The current owner, CLB Washington Solutions, LLC, plans to deed the land to the city of Camas for a public park; however, the developable site area is suitable for a single family residential development. Typically land for residential development is purchased based on the number of lots that can be created; however, this information was not available for the subject property. For this reason we have relied on a per acre analysis to estimate a market value for the developable portion of the subject property.

“AS IS” LAND VALUE ANALYSIS PER ACRE

The following map and table summarize the land comparable data used in the valuation of the subject property. A detailed description of each transaction is included in the addenda.



Note: Comparable Sale 1 is confidential and not identified on this map.

SUMMARY OF COMPARABLE LAND SALES

No.	Property Location	Transaction		Home/Lot Pricing	Adjusted Sale Price ¹	Net Size (Acres)	Density (UPA)	Price Per Acre
		Type	Date					
1	Confidential Vancouver, WA	Sale	Oct-16	\$450,000+	\$5,340,000	22.37	3.98	\$384,444
2	TL# 196174000 5200 NE 139th Street Vancouver, WA	Sale	Apr-17	\$650,000+	\$2,757,500	16.73	3.17	\$358,750
3	TL# 119720000 10615 NE 124th Avenue Vancouver, WA	Sale	May-16	\$600,000+	\$1,269,000	4.40	6.14	\$288,409
4	TL# 12383200 & 178250000 East of Ione/South of 15th Street Camas, WA	Sale	Sep-15	\$450,000 +	\$5,887,900	49.57	3.61	\$237,079
5	TL# 125186000 NEC NW Brady Road & NW 20th Avenue Camas, WA	Sale	Aug-15	\$430,000+	\$950,000	6.54	4.43	\$199,088
Subject	North and East of Boxwood Street, Camas, Washington	---	---		---	3.85	10.00	---

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject and were selected due to their location, size, single family residential-zoning and transaction date. Sale 1 sold with entitlements and the remaining sales (2, 3, 4 and 5) are of undeveloped land with the buyer responsible for costs related to the final plat approval and entitlements, similar to the subject property. The analysis below will primarily focus on a price per acre basis, because SFR development plans were unavailable for the subject property. All of the sale comparables are located in the East Clark County and Camas market area.

All of the sales have been adjusted upward for time. According to data from the RMLS, year-over-year average home sale prices increased 10.4% in the Camas market area and 6.5% in the greater Clark County market between 2016 and 2017. Taking into consideration the subject's superior market area with convenient access to the freeways, an annual time adjustment of 10.0% (0.833% monthly) was made to each of the sale comparables.

Sale 1 was purchased with entitlements, while the remaining sales were purchases of raw land with the buyer responsible for obtaining preliminary plat approvals. The Sale 1 buyer is a national home builder and has purchased numerous entitled and raw land tracts for subdivision development throughout the Portland-Vancouver metro area. Although the cost of obtaining entitlements varies depending on the size of the development, building conditions (terrain,

wetlands, etc.), and which jurisdiction in which it is located, a 20% premium for entitled land is reasonably expected; therefore, Comparable 1 is adjusted downward to reflect its superior status with entitlements.

DISCUSSION/ANALYSIS OF LAND SALES PER ACRE

Land Sale One

This is a confidential sale of roughly 22.37 acres that is located in eastern Clark County and north of Camas. The site sold with preliminary plat approvals for \$5,340,000, or \$384,444 per acre. This parcel is considerably larger than the subject and is adjusted upward for size. The site has inferior topography at the northern portion of the site, thus an upward adjustment was made for the inferior terrain. The remaining portion of the site is impacted by wetlands/standing water in the winter months and a significant portion of this project is set aside for rainwater mitigation. As a result, the actual density is much smaller than the subject and a downward adjustment was required. This comparable has an adjusted unit price of **\$374,882 per acre**, with net adjustments of negative 10% and is considered a very good indicator for the subject's land.

Land Sale Two

This is the purchase of a site located in North Salmon Creek, an area considered roughly equivalent to the Camas market area. The property is located roughly one-half block south of the local elementary school and has direct linkage to the Washington State University- Vancouver campus to the northeast. The property has direct linkage to Interstate 5 and the commercial node located where Interstates 5 and 205 come together at the northern perimeter of the Vancouver metro area. The developer is negotiating with the Vancouver Parade of Homes to host the 2018 event and the planned density is much smaller than the subject's, thus a downward adjustment is made.

This comparable is adjusted downward for the significantly larger size of the site. This is offset by a downward adjustment for the superior shape of the site and the lower density of development. The comparable has an adjusted unit price of **\$373,692**, with net adjustments of zero. This comparable is also considered a good indicator for the subject's land.

Land Sale Three

This is a sale of a 4.40- acre parcel located east of Prairie High School along the NE 117th corridor into Battle Ground. This property was purchased for \$1,269,000 or \$288,409 per acre. This parcel was purchased by a local engineer to develop a 54-lot subdivision, with this parcel developed into half of the lots, or 27 total lots. The density of this development is higher than the subject warranting an upward adjustment. The site is level and easily developed, similar to the subject property. The comparable is located in an inferior market area and is adjusted upward for this indicator. This sale comparable has an adjusted price of **\$389,335 per acre**, and with net adjustments of 20%.

Land Sale Four

This 49.57 acre site is located just south of Camas High School in an area undergoing a considerable amount of new residential development. This area has good access into the Camas CBD to the south and to Lacamas Lake to the west. The site comprises two tax lots that were purchased from the Camas School District which had originally thought to site a school at the location. According to the Camas City Planner, the site has topography and wetland issues which prompted the school district to sell the parcels. The two lots were purchased by a local developer that has been responsible for the development of the subdivisions to the north and east (Hills at Round Lake and North Hills) and who purchased the property for \$5,887,900 or \$237,079 per acre in September 2015. The biggest adjustment was for the wetlands, which according to the Camas senior city planner, resulted in a significant discount due to the costs of mitigation. For this reason an upward adjustment was made in the "Topography" category. A downward adjustment was made for the superior density. Although the entire site was not usable, the larger overall size of the site placed some downward pressure on the price, thus warranting an upward adjustment.

This comparable has an adjusted unit price of **\$367,252 per acre**, with net adjustments of 30%. Due to the older date of the sale and the large amount of adjustments, less weight is placed on this as an indicator for the subject; however, it generally supports the subject's concluded price.

Land Sale Five

This subdivision site sold for \$950,000, or \$199,088 per acre. This parcel is located on the western portion of Camas with good linkage to the 192nd Avenue commercial corridor and multiple avenues for linking to the freeways. The parcel backs to a heavily traveled arterial, thus placing downward pressure on the land for residential development. The development was configured in such a way to mitigate the noise; however, the site has a highly irregular shape that placed downward pressure on the price. A portion of the site was set aside for wetlands resulting in a net site size of 6.54 acres. An upward adjustment was made for the site being situated on a primary arterial and the highly irregular shape. This is offset by the lower density which required a downward adjustment.

This comparable has an adjusted unit price of **\$274,723 per acre**, with net adjustments of 15%. Again, less weight is given to this as an indicator of value for the subject due to the size of the adjustments.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

LAND SALES ADJUSTMENT GRID: PER ACRE

Comparable Number	1	2	3	4	5	Subject
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Oct-16	Apr-17	May-16	Sep-15	Aug-15	---
Adjusted Sale Price ¹	\$5,340,000	\$2,757,500	\$1,269,000	\$5,887,900	\$950,000	---
Size (Acres)	22.37	16.73	4.40	49.57	6.54	3.85
Average Lot Size (SF)	294,030	348,480	479,160	918,680	429,937	---
Density (Lots/Acre)	3.98	3.17	6.14	3.61	4.43	10.00
Price Per Acre	\$384,444	\$358,750	\$288,409	\$237,079	\$199,088	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	8.3%	4.2%	12.5%	19.2%	20.0%	
Subtotal	\$416,468	\$373,692	\$324,446	\$282,501	\$238,890	
Size	15%	15%	0%	20%	0%	
Shape	0%	-5%	0%	0%	10%	
Frontage/Traffic	0%	0%	0%	0%	15%	
Topography	5%	0%	0%	20%	0%	
Location	0%	0%	10%	0%	0%	
Density (Lots/Acre)	-10%	-10%	10%	-10%	-10%	
Entitlements	-20%	0%	0%	0%	0%	
Other	0%	0%	0%	0%	0%	
Total Other Adjustments	-10%	0%	20%	30%	15%	
Value Indication for Subject	\$374,822	\$373,692	\$389,335	\$367,252	\$274,723	

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

MARKET PARTICIPANTS

According to interviews with market participants, raw land for residential development is becoming increasingly scarce in the Clark County market area. Additionally, developers are limited to lands that are located adjacent to existing development so they can have access to wet utilities. In Camas, there is a very limited amount of land remaining for residential development that is located within the city limits. Combined with the increasing demand for housing, the price of land for development is increasing, especially land that does have development issues such as wetlands or steep terrain. Clark County differs from the Portland metro area south of the Columbia River in that many of the developers and home builders active in Clark County are local, rather than national investors. The largest developments are either being developed by, or are purchased with a pending sale agreement with a large regional or national builder, similar to the subject's Green Mountain Estates development. However, the majority of the development in Clark County is the result of local builders or small groups of builders banding together to build subdivision projects for their own home/lot sales.

CONCLUSION

Most weight is given to Comparables 1 and 2, with some consideration given to Comparables 3 and 4. In the case of Comparables 1 and 2, proximity to the subject and the relatively recent sales make these good indicators of value. Slightly less weight is given to Comparable 3 due to the inferior market location. Comparable 4 is an older sale, and according to the engineer, was difficult to develop due to wetlands and other topography issues; therefore, less weight is given to this sale. The resulting estimated value is between \$365,000 and \$375,000 per acre, with a value toward the top of the range due to Comparables 1 and 2. The following table presents the valuation conclusion for the subject's North Central Park land:

CONCLUDED LAND VALUE: PER ACRE				
\$ Per Acre		No. of Acres		Total
\$365,000	x	3.85	=	\$1,403,608
\$375,000	x	3.85	=	\$1,442,063
Indicated Value:				\$1,440,000
(Rounded, Per Acre)				\$374,464
Compiled by CBRE				

The estimated land value of \$1,440,000 reflects the value of subject's site as vacant land without preliminary plat approvals.

"AS IS" LAND VALUE ANALYSIS PER LOT

As a test of reasonableness, an estimated number of lots for the subject is calculated using the allowable density (10.0 units per acre) and applying the same analysis on a per lot basis for the subject's land. Typically, streets comprise roughly 20% of a development site area, resulting in a net site area of approximately 3.08 acres. The adjacent Phase 1A development has the same zoning as the subject property and the completed lots in this portion of the Green Mountain development have an average lot size of 4,537 square feet. Assuming a similar lot size for the 3.08 acre portion of the North Central Park developable land results in an estimated lot count of approximately 28 lots. To estimate a value of the developable land using a per lot methodology, we have used a lot count of 28 lots in the following analysis.

Less weight is placed on this as an estimate of value due to insufficient data; however, it is noted that this value supports the subject's estimated market value using the per acre analysis.

All of the adjustments are the same as in the previous analysis, except now that a lot count and size has been estimated for the subject's developable site, the density (lot size) adjusted are changed from the prior analysis. Specifically, Comparables 1 through 3 are now adjusted downward 15% due to their significantly larger lot sizes, Comparable 5 is only adjusted downward slightly and Comparable 4 has not adjustment because its lots are equal in size to the estimated lot size for the subject property.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

LAND SALES ADJUSTMENT GRID: PER LOT						
Comparable Number	1	2	3	4	5	Subject
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Oct-16	Apr-17	May-16	Sep-15	Aug-15	---
Adjusted Sale Price ¹	\$5,340,000	\$2,757,500	\$1,269,000	\$5,887,900	\$950,000	---
Size (Acres)	22.37	16.73	4.40	49.57	6.54	3.85
Density (Lots/Acre)	3.98	3.17	6.14	3.61	4.43	10.00
No. of Lots	89	53	114	179	29	28
Average Lot Size (SF)	7,000	10,350	9,500	4,500	5,768	4,500
Price Per Lot	\$60,000	\$52,028	\$47,000	\$32,893	\$32,759	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	8.3%	4.2%	12.5%	19.2%	20.0%	
Subtotal	\$64,998	\$54,195	\$52,873	\$39,195	\$39,308	
Size	15%	15%	0%	20%	0%	
Shape	0%	-5%	0%	0%	10%	
Frontage/Traffic	0%	0%	0%	0%	15%	
Topography	5%	0%	0%	20%	0%	
Location	0%	0%	10%	0%	0%	
Density (Lots/Acre)	-15%	-15%	10%	0%	-5%	
Entitlements	-20%	0%	0%	0%	0%	
Other	0%	0%	0%	0%	0%	
Total Other Adjustments	-15%	-5%	20%	40%	20%	
Value Indication for Subject	\$55,248	\$51,485	\$63,447	\$54,873	\$47,170	

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

CONCLUSION

Excluding the outlier (Comparable 3), the comparables indicate an adjusted unit price between \$47,000 and \$55,000 per entitled lot. Most weight is given to Comparables 1 and 2, with some consideration given to Comparable 4. Less weight was given to Comparable 5 due to the significantly older date of sale. The following table presents the valuation conclusion for the subject's North Central Park land without plat approvals:

CONCLUDED LAND VALUE: PER LOT				
\$ Per Lot		No. of Lots		Total
\$50,000	x	28	=	\$1,400,000
\$55,000	x	28	=	\$1,540,000
Indicated Value:				\$1,475,000
		(Rounded, Per Acre)		\$52,679

Compiled by CBRE

Reconciliation of Value

SUMMARY OF VALUE CONCLUSIONS			
	Methodology	Date of Value	Value Conclusion
As Is: Per Acre	Sales Comparison Approach	August 26, 2017	\$1,440,000
As Is: Per Lot	Sales Comparison Approach	August 26, 2017	\$1,475,000
CONCLUDED VALUES			
As Is: Per Acre	Fee Simple Estate	August 26, 2017	\$1,450,000
Compiled by CBRE			

When valuing raw land, most weight is placed on the Sales Comparison Approach per acre due to the quality of the data available for the analysis. Typically, market participants evaluate land sales based on the total number of lots they can create and then determine an offer for the land based on a residual analysis starting with their expected sale price of a home/lot package. Land sales are not typically completed until preliminary plat approvals are imminent with all costs associated with obtaining preliminary plat approvals paid by the buyers. In the case of the subject property, the lot analysis is speculative due to a lack of engineering to determine a total lot count. For this reason, most weight is placed on the “per acre” analysis to estimate a market value for the subject’s developable land.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is: Per Acre	Fee Simple Estate	August 26, 2017	\$1,450,000
Compiled by CBRE			

Assumptions and Limiting Conditions

1. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE, Inc. is not aware of any title defects nor has it been advised of any unless such is specifically noted in the report. CBRE, Inc., however, has not examined title and makes no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a qualified title company that issues or insures title to real property.
2. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. CBRE, Inc. professionals are not engineers and are not competent to judge matters of an engineering nature. CBRE, Inc. has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of CBRE, Inc. by ownership or management; CBRE, Inc. inspected less than 100% of the entire interior and exterior portions of the improvements; and CBRE, Inc. was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, CBRE, Inc. reserves the right to amend the appraisal conclusions reported herein.
3. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. CBRE, Inc. has no knowledge of the existence of such materials on or in the property. CBRE, Inc., however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

We have inspected, as thoroughly as possible by observation, the land; however, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.

4. All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to CBRE, Inc. This report may be subject to amendment upon re-inspection of the subject subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions and projected levels of operation.
5. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the appraisal report, CBRE, Inc. has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact

on the conclusions reported. Thus, CBRE, Inc. reserves the right to amend conclusions reported if made aware of any such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify CBRE, Inc. of any questions or errors.

6. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal. However, CBRE, Inc. will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
7. CBRE, Inc. assumes no private deed restrictions, limiting the use of the subject in any way.
8. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
9. CBRE, Inc. is not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
10. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.
11. Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. CBRE, Inc. does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of CBRE, Inc.
12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of CBRE, Inc. to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
13. Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
14. This study may not be duplicated in whole or in part without the specific written consent of CBRE, Inc. nor may this report or copies hereof be transmitted to third parties without said consent, which consent CBRE, Inc. reserves the right to deny. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of CBRE, Inc. which consent CBRE, Inc. reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. CBRE, Inc. shall have no accountability or responsibility to any such third party.
15. Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.

16. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.
17. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.
18. No opinion is intended to be expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis has been made known to CBRE, Inc. unless otherwise stated within the body of this report. If the Consultant has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. CBRE, Inc. assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
19. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor CBRE, Inc. assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
20. CBRE, Inc. assumes that the subject analyzed herein will be under prudent and competent management and ownership; neither inefficient nor super-efficient.
21. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
22. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist.
23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, CBRE, Inc. has not made a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since CBRE, Inc. has no specific information relating to this issue, nor is CBRE, Inc. qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject.
24. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client approximately result in damage to Appraiser. Notwithstanding the foregoing, Appraiser shall have no obligation under this Section with respect to any loss that is caused solely by the active negligence or willful misconduct of a Client and is not contributed to by any act or omission (including any failure to perform any duty imposed by law) by Appraiser. Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover, from the other, reasonable attorney fees and costs.

ADDENDA

Addendum A

UNDEVELOPED LAND SALE DATA SHEET

Property Name Kaci Heights
 Address NE 50th Avenue & NE 139th Street
 Vancouver, WA 98686
 United States

Government Tax Agency Clark
 Govt./Tax ID N/A

Site/Government Regulations

	Acres	Square feet
Land Area Net	16.730	728,759
Land Area Gross	16.730	728,759

Site Development Status	Raw
Shape	Irregular
Topography	Rolling
Utilities	At the Street

Maximum FAR N/A
 Min Land to Bldg Ratio N/A
 Maximum Density 3.17 per ac

Frontage Distance/Street	700 ft NE 50th Avenue
Frontage Distance/Street	320 ft NE 139th Street

General Plan 53 lot subdivision
 Specific Plan Kaci Heights Subdivision
 Zoning R1-7.5, Clark County
 Entitlement Status N/A



Sale Summary

Recorded Buyer	Krippner Homes, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	Developer
Recorded Seller	James & Judith Youde; Richard & Kay Tapper	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Mason Wolfe, Krippner Homes
Interest Transferred	Fee Simple/Freehold	Type	N/A
Current Use	N/A	Date	4/11/2017
Proposed Use	N/A	Sale Price	\$2,757,500
Listing Broker	N/A	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$2,757,500
Doc #	5393070 and 5392947	Capital Adjustment	\$0
		Adjusted Price	\$2,757,500

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
04/2017	N/A	Krippner Homes, LLC	James & Judith Youde; Richard & Kay Tapper	\$2,757,500	\$164,824 / \$3.78

Units of Comparison

\$3.78 / sf	\$52,028 / Unit
\$164,823.67 / ac	\$52,028 / Allowable Bldg. Units
	N/A / Building Area

Financial

No information recorded

Map & Comments



This is the purchased of 5 tax lots from 2 private parties totaling 16.73 acres. The site is located on the east side of NE 50th Avenue roughly 100 yards south of the Pleasant Valley Middle School and less than one mile southeast of the new Washington State University- Vancouver campus. This is a rural area rapidly undergoing a transformation into upper-end residential subdivision developments. This site is unusual because it has wet and dry utilities at the street due to its proximity to the public school. The developer plans to construct a 53-lot subdivision with lots averaging 10,350 SF. The develop could legally build a development with a higher density, but this is planned to be a development marketed to the upper economic cohort and the developer is in negotiations with Clark County Parade of Homes to host the 2019 event at this location. If he is successful, home/lot packages will be selling at or above \$1.0M. If a different site is chosen for the 2019 event, home/lot packages will start at \$550,000 and go up. This area is especially desirable due to the schools and the proximity to the new commercial node located less than two miles to the east where Interstate 5 and 205 converge. The market area has a new hospital, shopping and office developments and immediate access to both interstate freeways.

Sale

Land - Residential Subdivision

No. 3

Property Name Vacant Land
 Address 10615 NE 124th Avenue
 Vancouver, WA 98682
 United States

Government Tax Agency Clark
 Govt./Tax ID 119711000

Site/Government Regulations

	Acres	Square feet
Land Area Net	4.400	191,664
Land Area Gross	4.400	191,664

Site Development Status	Raw
Shape	L Shaped
Topography	Generally Level
Utilities	At the Site

Maximum FAR	N/A
Min Land to Bldg Ratio	N/A
Maximum Density	6.14 per ac
Frontage Distance/Street	220 ft NE 124th Avenue

General Plan 27 SFR lots
 Specific Plan Fenway Park Subdivision
 Zoning R1-5, Clark County
 Entitlement Status N/A



Sale Summary

Recorded Buyer	Kitterman, LLC & Marger, LLC	Marketing Time	N/A
True Buyer	Don Kitterman	Buyer Type	Developer
Recorded Seller	Estate of Gawain Johnson	Seller Type	End User
True Seller	Estate of Gawain Johnson	Primary Verification	John Meier, AKS Engineering
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Vacant Land	Date	5/20/2016
Proposed Use	27 SFR lots	Sale Price	\$1,269,000
Listing Broker	N/A	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$1,269,000
Doc #	746251	Capital Adjustment	\$0
		Adjusted Price	\$1,269,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
05/2016	Sale	Kitterman, LLC & Marger, LLC	Estate of Gawain Johnson	\$1,269,000	\$288,409 / \$6.62

Units of Comparison

\$6.62 / sf
\$288,409.09 / ac

N/A / Unit
\$47,000 / Allowable Bldg. Units
N/A / Building Area

Financial

No information recorded

Map & Comments



This is the sale of a vacant parcel that was purchased by a developer to create the proposed Fenway Park subdivision. The planned subdivision includes the parcel adjacent to the south (separate sale) that when combined will be a 57-lot subdivision. This sale will become lots 1 - 27, with an average lot size of approximately 6,500 SF. There were several buildings located on the site that were demolished prior to the sale. The buyer is obtaining preliminary plats approval at his own expense.

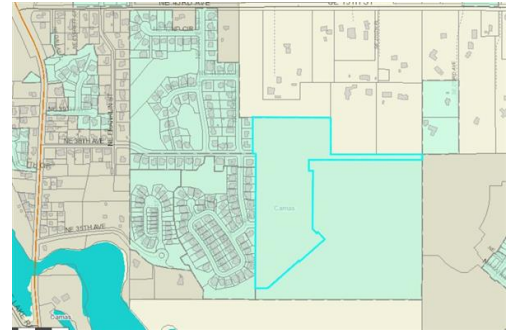
This development is located in the Battleground school district and has easy linkage to Interstate 205 via NE 117th Avenue/Highway 503. This neighborhood is on the path of growth and there are new development currently under construction in the immediate area. According to the engineer, the finished lots in this development are under contract to New Tradition Homes for an undisclosed price. The project is not expected to have final plat until Spring 2017.

Property Name SFR Development Land
 Address East of Ione Street & NE 38th Avenue
 Camas, WA 98607
 United States

Government Tax Agency Clark
 Govt./Tax ID 123832000; 178250000

Site/Government Regulations

	Acres	Square feet
Land Area Net	49.570	2,159,269
Land Area Gross	49.570	2,159,269



Site Development Status	Raw
Shape	Irregular
Topography	Rolling
Utilities	At the Perimeter

Maximum FAR	N/A
Min Land to Bldg Ratio	N/A
Maximum Density	3.61 per ac
Frontage Distance/Street	30 ft NE 38th Avenue

General Plan	179 SFR lots
Specific Plan	Windust Meadows
Zoning	R-7.5, City of Camas
Entitlement Status	None

Sale Summary

Recorded Buyer	Holt Opportunity Fund	Marketing Time	N/A
True Buyer	The Holt Group	Buyer Type	Developer
Recorded Seller	Camas School District	Seller Type	End User
True Seller	Camas School District	Primary Verification	Olsen Engineering Group

Interest Transferred	Fee Simple/Freehold
Current Use	Raw Land
Proposed Use	Windust Meadows- 179 lots
Listing Broker	N/A
Selling Broker	N/A
Doc #	733375

Type	Sale
Date	9/9/2015
Sale Price	\$5,887,900
Financing	Cash to Seller
Cash Equivalent	\$5,887,900
Capital Adjustment	\$0
Adjusted Price	\$5,887,900

Transaction Summary plus Five-Year CBRE View History

<u>Transaction Date</u>	<u>Transaction Type</u>	<u>Buyer</u>	<u>Seller</u>	<u>Price</u>	<u>Price/ac and /sf</u>
09/2015	Sale	Holt Opportunity Fund	Camas School District	\$5,887,900	\$118,780 / \$2.73

Units of Comparison

\$2.73 / sf
\$118,779.50 / ac

N/A / Unit
\$32,893 / Allowable Bldg. Units
N/A / Building Area

Financial

No information recorded

Map & Comments



This is the sale of two parcels with a combined size of 49.57 acres. The parcel was originally purchased by the Camas School District to build a school; however the site has development issues and was sold to a local developer. The site was previously entitled for a development; however, the entitlements expired and the new pending subdivision will have fewer lots due to terrain and water issues at the site. The buyer, Holt Group will pay for entitlements and will develop the site into a 179 lot subdivision. Of the total lots, 126 lots will range from 6,000 to 7,000 SF, and 53 lots will be smaller (approximately 4,000 SF). This development is adjacent to Holt's "Hills at Round Lake" subdivision to the east. There is a new elementary school located immediately to the east of this development.

Property Name Kate's Cove Subdivision (29 lots)
 Address 4015 NW 20th Avenue
 Camas, WA 98607
 United States

Government Tax Agency Clark
 Govt./Tax ID N/A

Site/Government Regulations

	Acres	Square feet
Land Area Net	6.540	284,882
Land Area Gross	9.790	426,452

Site Development Status	Finished
Shape	Irregular
Topography	Generally Level
Utilities	At Each Site

Maximum FAR N/A
 Min Land to Bldg Ratio N/A
 Maximum Density 4.43 per ac

Frontage Distance/Street 850 ft NW Brady Road/Parker Street

General Plan 29-lot SFR subdivision
 Specific Plan Kate's Cove
 Zoning R-6, City of Camas
 Entitlement Status Final Tract



Sale Summary

Recorded Buyer	Kates Close LLC	Marketing Time	N/A
True Buyer	Dave Lilliani	Buyer Type	Developer
Recorded Seller	MaKay Family Properties, Dennis Daley & Pacific Realty Advisors	Seller Type	Private Investor
True Seller	MaKay Family Properties, Dennis Daley & Pacific Realty Advisors	Primary Verification	Kurt Stonex, Olsen Engineering & Mike Anders, Lennar NW
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	N/A	Date	8/26/2015
Proposed Use	N/A	Sale Price	\$950,000
Listing Broker	N/A	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$950,000
Doc #	732348; 732351; 732350	Capital Adjustment	\$0
		Adjusted Price	\$950,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
08/2015	Sale	Kates Close LLC	MaKay Family Properties, Dennis Daley & Pacific Realty Advisors	\$950,000	\$145,260 / \$3.33

Units of Comparison

\$3.33 / sf
\$145,259.94 / ac

N/A / Unit
\$32,759 / Allowable Bldg. Units
N/A / Building Area

Financial

No information recorded

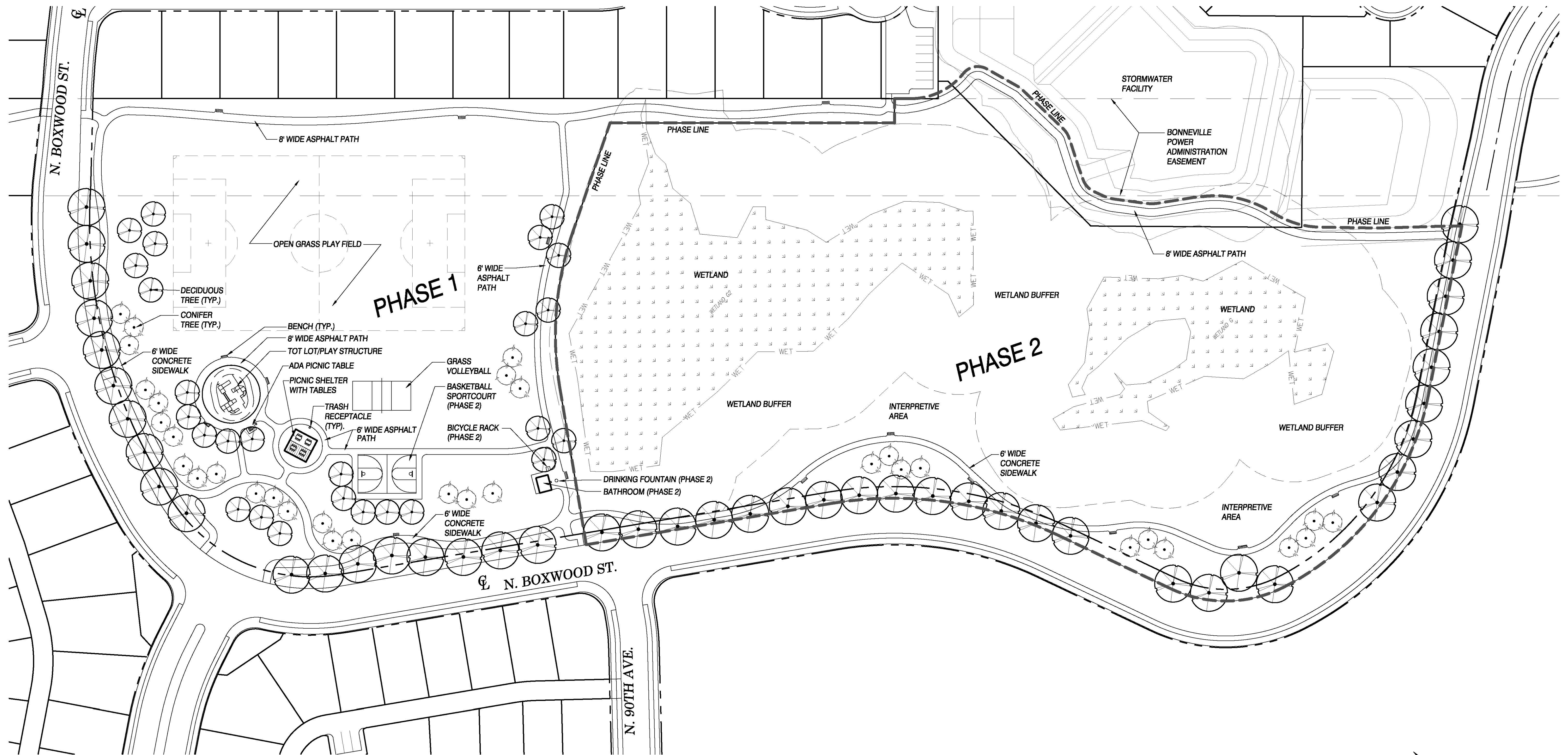
Map & Comments



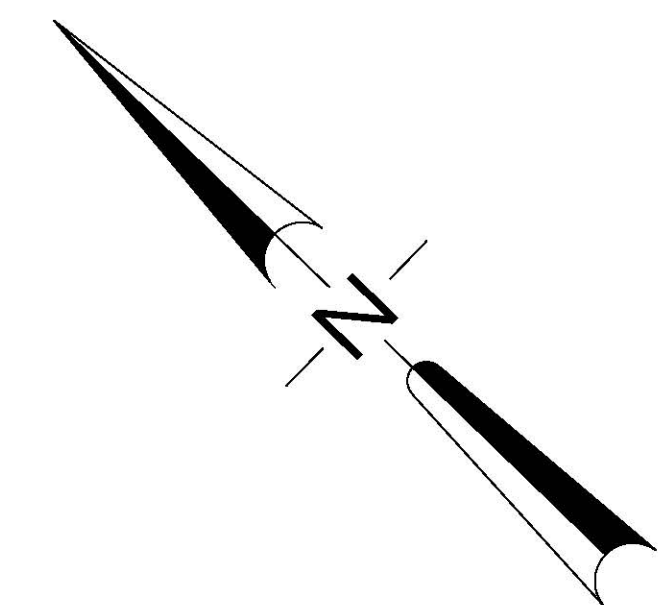
This is the sale of an 8.87 acre parcel that was purchased by a local developer who plans to build a 29 lot residential subdivision. The land is located along the east side of NW Brady Road approximately one-quarter mile north of NW 6th Avenue. The property has direct access to SH -22 to the south which links directly to Interstate 205 and the Vancouver CBD to the west. The property also has very good linkage/access to a primary retail/commercial corridor (192nd Avenue) to the west that has a considerable amount of recently constructed power centers, grocery-anchored retail centers, as well as medical and commercial services. The lots in this development will average slightly more than 5,800 SF and the property will have greenspace due to wetlands to the north and south. Of the 29 lots in this proposed development, 16 have some type of greenspace amenity. Upon completion, the lots were sold to Lennar NW in bulk for \$137,586 per lot.

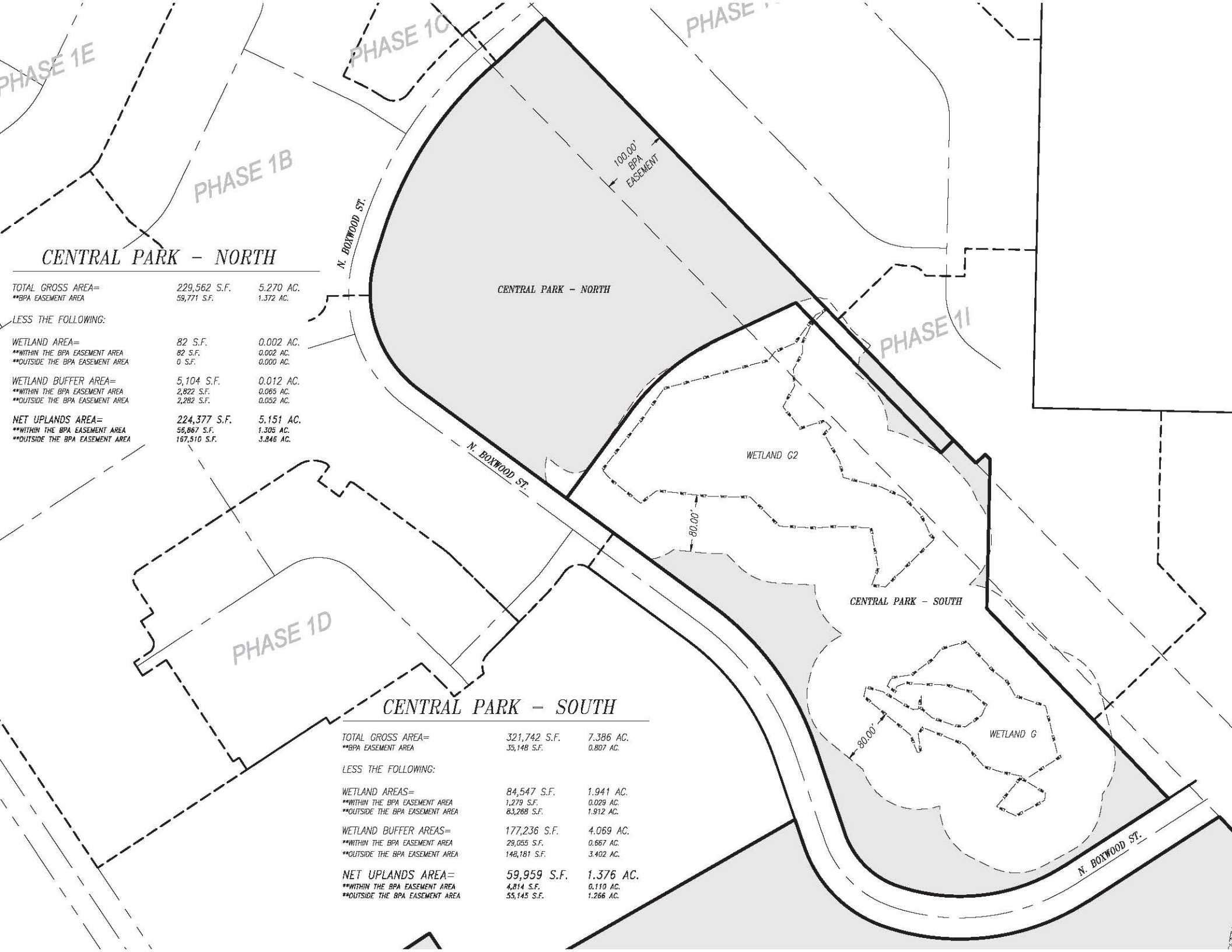
Addendum B

SUBJECT DATA



GREEN MOUNTAIN MIXED USE PRD NEIGHBORHOOD PARK PLAN





CENTRAL PARK - NORTH

TOTAL GROSS AREA= 229,562 S.F. 5.270 AC.
 **BPA EASEMENT AREA 59,771 S.F. 1.372 AC.

LESS THE FOLLOWING:

WETLAND AREA= 82 S.F. 0.002 AC.
 **WITHIN THE BPA EASEMENT AREA 82 S.F. 0.002 AC.
 **OUTSIDE THE BPA EASEMENT AREA 0 S.F. 0.000 AC.

WETLAND BUFFER AREA= 5,104 S.F. 0.012 AC.
 **WITHIN THE BPA EASEMENT AREA 2,822 S.F. 0.065 AC.
 **OUTSIDE THE BPA EASEMENT AREA 2,282 S.F. 0.052 AC.

NET UPLANDS AREA= 224,377 S.F. 5.151 AC.
 **WITHIN THE BPA EASEMENT AREA 56,867 S.F. 1.305 AC.
 **OUTSIDE THE BPA EASEMENT AREA 167,510 S.F. 3.846 AC.

CENTRAL PARK - SOUTH

TOTAL GROSS AREA= 321,742 S.F. 7.386 AC.
 **BPA EASEMENT AREA 33,148 S.F. 0.807 AC.

LESS THE FOLLOWING:

WETLAND AREAS= 84,547 S.F. 1.941 AC.
 **WITHIN THE BPA EASEMENT AREA 1,279 S.F. 0.029 AC.
 **OUTSIDE THE BPA EASEMENT AREA 83,268 S.F. 1.912 AC.

WETLAND BUFFER AREAS= 177,236 S.F. 4.069 AC.
 **WITHIN THE BPA EASEMENT AREA 29,055 S.F. 0.667 AC.
 **OUTSIDE THE BPA EASEMENT AREA 148,181 S.F. 3.402 AC.

NET UPLANDS AREA= 59,959 S.F. 1.376 AC.
 **WITHIN THE BPA EASEMENT AREA 4,814 S.F. 0.110 AC.
 **OUTSIDE THE BPA EASEMENT AREA 55,145 S.F. 1.266 AC.

Addendum C

PRÉCIS METRO REPORT - ECONOMY.COM, INC.

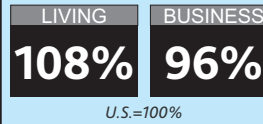
ECONOMIC DRIVERS



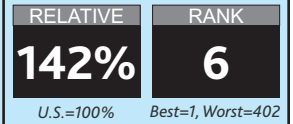
EMPLOYMENT GROWTH RANK



RELATIVE COSTS



VITALITY



BUSINESS CYCLE STATUS



ANALYSIS

Recent Performance. Portland-Vancouver-Hillsboro's economy is remarkably strong despite some cooling in the metro area's labor market. Labor shortages in most industries are hurting the pace of job creation, but growth in payroll employment remains in line with that of the leading West over the last year. A rapidly increasing population helps set the metro area apart, with 1.7% growth in 2016 exceeding the West and U.S. averages by half of a percentage point and a full percentage point, respectively. The plethora of job openings is a major draw for newcomers: Private goods and service industries are adding workers at a faster clip than they are nationally. The unemployment rate continues to drop despite the torrent of workers entering the labor force, and at just less than 4% is the lowest since the late 1990s. The tightness in the labor market is lifting average hourly earnings, which, along with a rapid rate of household formation, are helping the housing market: House prices and construction employment are surging.

mation, and demand for homes is booming. POT ranks in the top 20 nationally in single-family house price appreciation, and among metro areas with at least 1 million residents it ranks second behind Seattle. The majority of the building has been in multifamily, where new construction surpassed its prerecession rate earlier this year and has supported robust hiring in construction.

New zoning restrictions will challenge builders' ability to keep pace with demand, however. POT's new inclusionary zoning policy will require developers to reserve one-fifth of new multifamily units for affordable housing. With rising construction costs and higher construction-related taxes, the increase in units offered at below-market rates will hurt margins for new multifamily projects. Strong demand mixed with supply constraints will force rents and house prices higher.

Consumers. Healthy population gains and rising wages will support solid growth in consumer-oriented industries. Strong income growth and rising house prices are underpinning household finances, with consumer loan delinquencies near record lows. Further, POT is adding both medium- and high-wage jobs more quickly than the fast-growing West. Superior job opportunities and a high quality of life will encourage in-migration of young, skilled workers, supporting above-average job gains in retail and leisure/hospitality through the rest of the decade.

Portland-Vancouver-Hillsboro will outperform the West and the U.S. over the next two years. High tech and population-dependent industries will drive robust expansion. A highly educated workforce, strong population trends, and an increasing number of tech firms will cement POT as a regional tech hub and an above-average performer over the long run.

Paul Matsiras
April 2017

1-866-275-3266
help@economy.com

STRENGTHS & WEAKNESSES

STRENGTHS

- » Highly diversified economy.
- » Highly skilled workforce.
- » Rising state and local government revenue.
- » Favorable migration patterns and above-average population growth.

WEAKNESSES

- » Vulnerable to changes in terms of trade.
- » Exposure to volatile technology and resource manufacturing.
- » High cost of living.

FORECAST RISKS



UPSIDE

- » U.S. business investment exceeds expectations, creating stronger demand for technology goods and services.
- » Increased venture capital boosts the number of startups.

DOWNSIDE

- » Loss of container shipping dissuades firms from relocating to POT.
- » Dollar appreciation reduces demand for U.S. exports, hurting POT's main drivers.

MOODY'S RATING

Aaa

COUNTY
AS OF FEB 15, 2017

2011	2012	2013	2014	2015	2016	INDICATORS	2017	2018	2019	2020	2021	2022
140.3	135.3	132.9	134.1	140.3	148.8	Gross metro product (C09\$ bil)	155.7	164.4	171.2	176.4	182.3	189.4
5.6	-3.5	-1.8	0.9	4.6	6.1	% change	4.6	5.6	4.1	3.0	3.4	3.9
998.6	1,020.0	1,044.4	1,075.9	1,111.7	1,145.0	Total employment (ths)	1,171.2	1,197.4	1,218.2	1,233.1	1,241.5	1,259.4
2.0	2.1	2.4	3.0	3.3	3.0	% change	2.3	2.2	1.7	1.2	0.7	1.4
8.9	7.9	7.0	6.1	5.3	4.7	Unemployment rate (%)	3.9	4.0	4.5	5.1	5.5	5.2
6.6	6.7	1.4	7.0	6.3	5.4	Personal income growth (%)	7.1	8.4	7.5	6.3	5.3	5.7
55.0	57.0	58.8	61.1	63.8	66.5	Median household income (\$ ths)	68.9	72.0	74.9	77.4	79.6	82.2
2,260.2	2,288.1	2,312.5	2,346.2	2,384.8	2,425.0	Population (ths)	2,476.9	2,517.1	2,547.6	2,573.2	2,598.5	2,625.9
1.2	1.2	1.1	1.5	1.6	1.7	% change	2.1	1.6	1.2	1.0	1.0	1.1
15.0	16.2	12.5	22.0	26.5	29.4	Net migration (ths)	41.6	29.9	20.3	15.6	15.6	18.0
3,132	4,501	5,717	5,462	7,102	7,381	Single-family permits (#)	7,358	10,166	11,777	11,293	10,999	12,086
2,081	3,284	6,013	6,894	6,865	7,312	Multifamily permits (#)	9,558	7,686	7,425	6,450	6,233	7,208
184.5	184.5	200.3	220.0	242.3	272.7	FHFA house price (1995Q1=100)	294.2	304.6	306.2	307.9	315.6	328.8

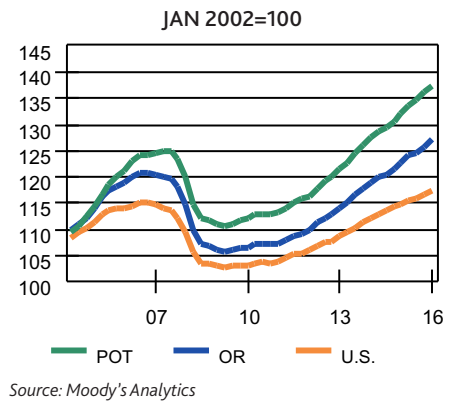
ECONOMIC HEALTH CHECK

3-MO MA						
	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17
Employment, change, ths	2.4	2.3	1.9	1.2	1.1	1.1
Unemployment rate, %	4.7	4.6	4.5	4.4	4.2	3.9
Labor force participation rate, %	66.0	65.9	65.8	65.7	65.7	65.8
Employment-to-population ratio, %	62.9	62.9	62.9	62.9	63.0	63.2
Average weekly hours, #	35.4	35.3	35.1	34.6	34.7	34.8
Industrial production, 2012=100	103.7	103.7	104.1	104.3	104.5	104.7
Residential permits, single-family, #	7,254	7,103	6,863	7,278	7,366	7,513
Residential permits, multifamily, #	8,335	8,057	6,681	8,823	8,115	8,616

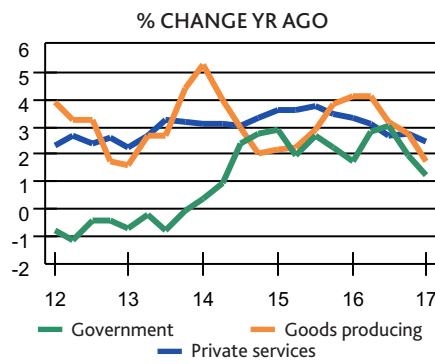
Better than prior 3-mo MA
 Unchanged from prior 3-mo MA
 Worse than prior 3-mo MA

Sources: BLS, Census Bureau, Moody's Analytics

BUSINESS CYCLE INDEX



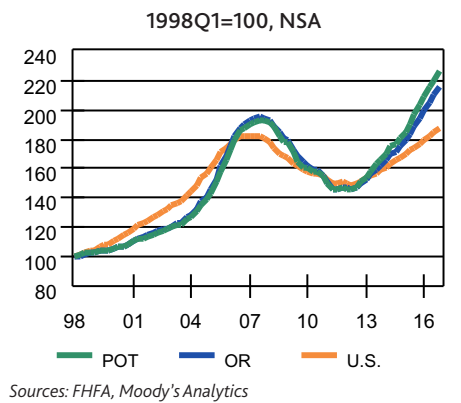
CURRENT EMPLOYMENT TRENDS



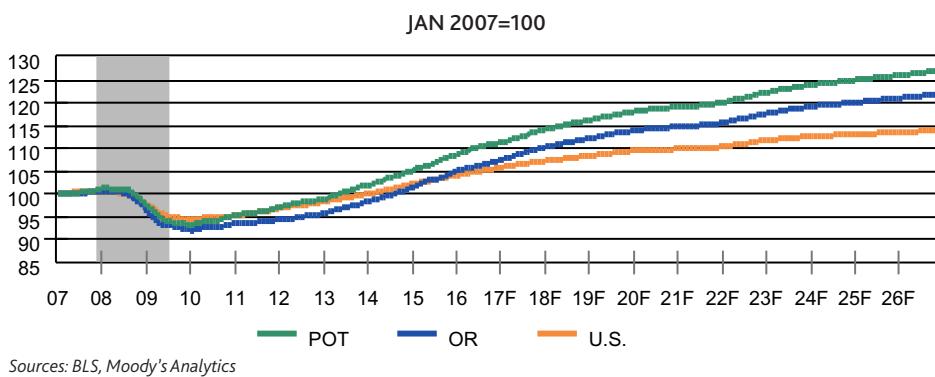
	% CHANGE YR AGO, 3-MO MA		
	Jul 16	Nov 16	Mar 17
Total	3.0	2.8	2.1
Mining	2.7	0.1	-7.4
Construction	10.5	11.3	10.0
Manufacturing	0.4	-0.9	-2.3
Trade	1.5	1.1	1.1
Trans/Utilities	1.9	2.9	3.9
Information	3.1	4.5	4.2
Financial Activities	2.3	2.9	5.6
Prof & Business Svcs.	3.1	2.1	1.6
Edu & Health Svcs.	2.4	3.4	2.7
Leisure & Hospitality	4.9	3.9	1.8
Other Services	6.1	6.0	2.6
Government	3.2	2.5	1.4

Sources: BLS, Moody's Analytics

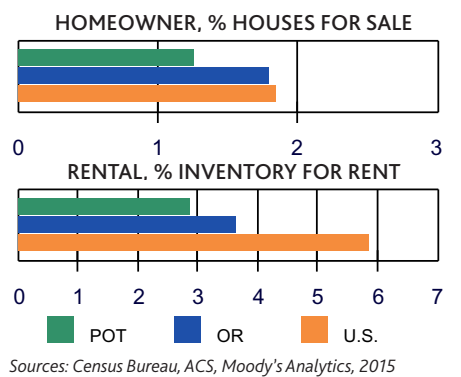
HOUSE PRICE



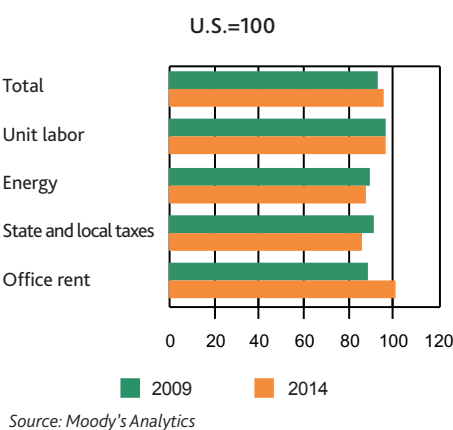
RELATIVE EMPLOYMENT PERFORMANCE



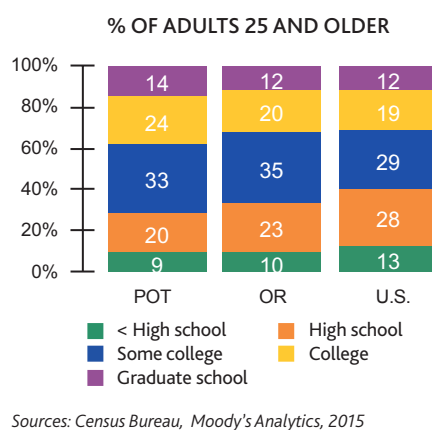
VACANCY RATES



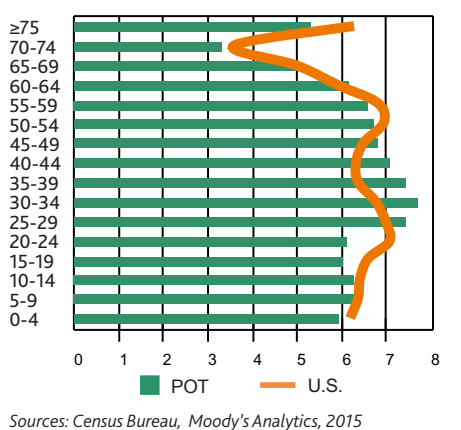
BUSINESS COSTS



EDUCATIONAL ATTAINMENT



POPULATION BY AGE, %



EMPLOYMENT & INDUSTRY		MIGRATION FLOWS																																									
<h3>TOP EMPLOYERS</h3> <table border="1"> <tr><td>Intel Corp.</td><td>17,500</td></tr> <tr><td>Providence Health Systems</td><td>15,239</td></tr> <tr><td>Oregon Health & Science University</td><td>14,616</td></tr> <tr><td>Kaiser Permanente</td><td>11,881</td></tr> <tr><td>Legacy Health System</td><td>10,436</td></tr> <tr><td>Fred Meyer Stores</td><td>10,237</td></tr> <tr><td>Nike Inc.</td><td>8,000</td></tr> <tr><td>Wells Fargo & Co.</td><td>4,617</td></tr> <tr><td>Portland State University</td><td>4,153</td></tr> <tr><td>U.S. Bank</td><td>4,000</td></tr> <tr><td>Southwest Washington Medical Center</td><td>3,300</td></tr> <tr><td>Portland Community College</td><td>3,255</td></tr> <tr><td>Xerox Corp.</td><td>3,000</td></tr> <tr><td>Precision Castparts Corp.</td><td>3,000</td></tr> <tr><td>Daimler Trucks North America</td><td>2,800</td></tr> <tr><td>New Seasons Market</td><td>2,700</td></tr> <tr><td>TriMet</td><td>2,600</td></tr> <tr><td>Target Corp.</td><td>2,173</td></tr> <tr><td>The Standard</td><td>2,105</td></tr> <tr><td>Portland General Electric</td><td>2,100</td></tr> </table> <p>Source: Portland Business Journal: Book of Lists, 2015</p>		Intel Corp.	17,500	Providence Health Systems	15,239	Oregon Health & Science University	14,616	Kaiser Permanente	11,881	Legacy Health System	10,436	Fred Meyer Stores	10,237	Nike Inc.	8,000	Wells Fargo & Co.	4,617	Portland State University	4,153	U.S. Bank	4,000	Southwest Washington Medical Center	3,300	Portland Community College	3,255	Xerox Corp.	3,000	Precision Castparts Corp.	3,000	Daimler Trucks North America	2,800	New Seasons Market	2,700	TriMet	2,600	Target Corp.	2,173	The Standard	2,105	Portland General Electric	2,100	<h3>INDUSTRIAL DIVERSITY</h3> <p>Most Diverse (U.S.)</p> <p>Least Diverse</p>	
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2016		<h3>INTO PORTLAND OR</h3> <table border="1"> <tr><th colspan="2">Number of Migrants</th></tr> <tr><td>Salem OR</td><td>4,199</td></tr> <tr><td>Seattle WA</td><td>3,410</td></tr> <tr><td>Los Angeles CA</td><td>2,400</td></tr> <tr><td>Phoenix AZ</td><td>2,160</td></tr> <tr><td>Eugene OR</td><td>2,027</td></tr> <tr><td>Longview WA</td><td>1,437</td></tr> <tr><td>San Diego CA</td><td>1,312</td></tr> <tr><td>Oakland CA</td><td>1,210</td></tr> <tr><td>Bend OR</td><td>1,083</td></tr> <tr><td>Anaheim CA</td><td>1,070</td></tr> <tr><td>Total in-migration</td><td>75,050</td></tr> </table>		Number of Migrants		Salem OR	4,199	Seattle WA	3,410	Los Angeles CA	2,400	Phoenix AZ	2,160	Eugene OR	2,027	Longview WA	1,437	San Diego CA	1,312	Oakland CA	1,210	Bend OR	1,083	Anaheim CA	1,070	Total in-migration	75,050																
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COMPARATIVE EMPLOYMENT AND INCOME

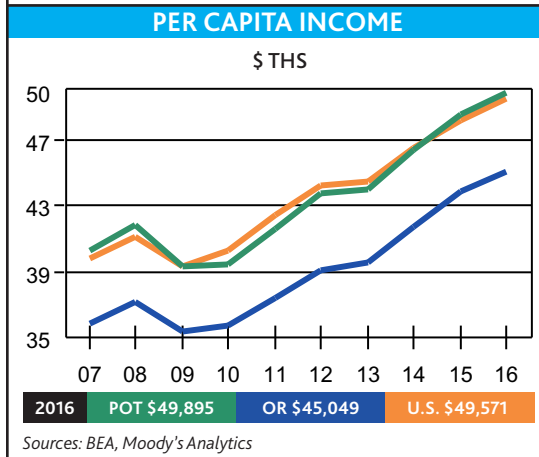
Sector	% of Total Employment			Average Annual Earnings		
	POT	OR	U.S.	POT	OR	U.S.
Mining	0.1%	0.1%	0.4%	\$19,914	\$21,329	\$110,528
Construction	5.4%	4.9%	4.7%	\$68,269	\$64,580	\$64,354
Manufacturing	10.7%	10.2%	8.6%	\$89,528	\$76,917	\$80,667
Durable	74.2%	69.5%	62.5%	nd	\$87,825	\$82,450
Nondurable	25.8%	30.5%	37.5%	nd	\$52,486	\$77,689
Transportation/Utilities	3.3%	3.3%	3.8%	nd	\$61,254	\$67,456
Wholesale Trade	4.9%	4.1%	4.1%	nd	\$75,401	\$82,548
Retail Trade	10.2%	11.2%	11.0%	\$35,066	\$33,176	\$34,289
Information	2.2%	1.8%	1.9%	\$84,085	\$80,744	\$110,216
Financial Activities	6.0%	5.3%	5.7%	\$43,228	\$38,773	\$54,785
Prof. and Bus. Services	15.4%	13.0%	14.0%	nd	\$62,577	\$67,615
Educ. and Health Services	14.4%	14.6%	15.7%	nd	\$51,675	\$53,853
Leisure and Hosp. Services	10.3%	10.9%	10.8%	\$26,038	\$24,609	\$27,201
Other Services	3.6%	3.5%	3.9%	\$42,294	\$38,044	\$36,830
Government	13.4%	16.7%	15.4%	\$78,002	\$72,892	\$75,980

Sources: Percent of total employment — BLS, Moody's Analytics, 2016, Average annual earnings — BEA, Moody's Analytics, 2015

NET MIGRATION,

	2013	2014	2015	2016
Domestic	7,993	16,828	21,044	24,057
Foreign	4,526	5,157	5,481	5,335
Total	12,519	21,985	26,525	29,392

Sources: IRS (top), 2014, Census Bureau, Moody's Analytics



HIGH-TECH EMPLOYMENT

	Ths	% of total
POT	87.1	7.6
U.S.	6,937.1	4.8

HOUSING-RELATED EMPLOYMENT

	Ths	% of total
POT	121.2	10.6
U.S.	13,565.7	9.4

Source: Moody's Analytics, 2016

LEADING INDUSTRIES BY WAGE TIER

WAGE TIER	NAICS Industry	Location Quotient	Employees (ths)
HIGH	5511 Management of companies & enterprises	2.1	37.2
	3344 Semiconductor & other elect. comp. manuf.	10.5	30.2
	6221 General medical and surgical hospitals	0.8	28.8
	GVF Federal Government	0.8	17.9
MID	GVL Local Government	1.0	114.2
	2382 Building equipment contractors	1.2	17.8
	5221 Depository credit intermediation	0.9	11.8
LOW	6213 Offices of other health practitioners	1.5	9.7
	7225 Restaurants and other eating places	1.0	79.9
	5613 Employment services	0.9	26.4
	4451 Grocery stores	1.0	20.8
GVS State Government	0.5	19.4	

Source: Moody's Analytics, 2016

About Moody's Analytics

Moody's Analytics helps capital markets and credit risk management professionals worldwide respond to an evolving marketplace with confidence. With its team of economists, the company offers unique tools and best practices for measuring and managing risk through expertise and experience in credit analysis, economic research, and financial risk management. By offering leading-edge software and advisory services, as well as the proprietary credit research produced by Moody's Investors Service, Moody's Analytics integrates and customizes its offerings to address specific business challenges.

Concise and timely economic research by Moody's Analytics supports firms and policymakers in strategic planning, product and sales forecasting, credit risk and sensitivity management, and investment research. Our economic research publications provide in-depth analysis of the global economy, including the U.S. and all of its state and metropolitan areas, all European countries and their subnational areas, Asia, and the Americas. We track and forecast economic growth and cover specialized topics such as labor markets, housing, consumer spending and credit, output and income, mortgage activity, demographics, central bank behavior, and prices. We also provide real-time monitoring of macroeconomic indicators and analysis on timely topics such as monetary policy and sovereign risk. Our clients include multinational corporations, governments at all levels, central banks, financial regulators, retailers, mutual funds, financial institutions, utilities, residential and commercial real estate firms, insurance companies, and professional investors.

Moody's Analytics added the economic forecasting firm Economy.com to its portfolio in 2005. This unit is based in West Chester PA, a suburb of Philadelphia, with offices in London, Prague and Sydney. More information is available at www.economy.com.

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About Moody's Corporation

Moody's is an essential component of the global capital markets, providing credit ratings, research, tools and analysis that contribute to transparent and integrated financial markets. **Moody's Corporation** (NYSE: MCO) is the parent company of Moody's Investors Service, which provides credit ratings and research covering debt instruments and securities, and **Moody's Analytics**, which encompasses the growing array of Moody's nonratings businesses, including risk management software for financial institutions, quantitative credit analysis tools, economic research and data services, data and analytical tools for the structured finance market, and training and other professional services. The corporation, which reported revenue of \$3.5 billion in 2015, employs approximately 10,400 people worldwide and maintains a presence in 36 countries.

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Addendum D

CLIENT CONTRACT INFORMATION

17-222NW-1643

CBRE

VALUATION & ADVISORY SERVICES

CBRE, Inc.
1420 Fifth Avenue, Suite 1700
Seattle, WA 98101

August 24, 2017

Jeff Grose, MAI
Senior Managing Director

~~Ralph Emerson~~
~~BEVESTONE COMMUNITIES~~
~~26875 Aliso Creek Rd~~
~~Aliso Viejo, CA 92656~~
~~Phone: 714.296.5526~~
Email: john.schmidt@metlandgroup.com

John Schmidt
Green Mountain Land LLC
17933 NW Evergreen Pkwy, Suite 300
Beaverton, OR 97006
503-704-9745

RE: Assignment Agreement
Development Land
5.1-Acre Development Site, N. Boxwood Street
Camas, WA

Dear Mr. Schmidt:

We are pleased to submit this proposal and our Terms and Conditions for this assignment.

PROPOSAL SPECIFICATIONS

Purpose: To estimate the Market Value of the referenced real estate

Premise: As Is (Assuming Legally Residential Subdivision Allowed)

Rights Appraised: Fee Simple

Intended Use: Internal Decision Making purposes *Green Mountain Land LLC*

Intended User: The intended user is ~~BEVESTONE COMMUNITIES~~, and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).

Reliance: Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

Inspection: CBRE will conduct a physical inspection of both the interior and exterior of the subject property, as well as its surrounding environs on the effective date of appraisal.

Valuation Approaches: Only the Sales Comparison Approach will be completed.

Report Type: Standard Appraisal Report
Appraisal Standards: USPAP
Appraisal Fee: \$4,500
Expenses: Fee includes all associated expenses
Retainer: A retainer of ½ the total Fee is required
Payment Terms: Final payment is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. The fee is considered earned upon delivery of the draft report.

Delivery Instructions: We will invoice you for the assignment in its entirety at the completion of the assignment.
CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report.

An Adobe PDF file via email will be delivered to ~~john.schmidt@metlandgroup.com~~. The client has requested No (0) bound final copy (ies).

Delivery Schedule:
Preliminary Value: Not Required
Draft Report: Not Required
Final Report: On or before September 4, 2017
Start Date: The appraisal process will start upon receipt of your signed agreement and the property specific data.
Acceptance Date: These specifications are subject to modification if this proposal is not accepted within 3 business days from the date of this letter.

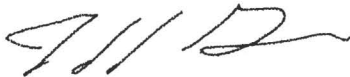
When executed and delivered by all parties, this letter, together with the Terms and Conditions and the Specific Property Data Request attached hereto and incorporated herein, will serve as the Agreement for appraisal services by and between CBRE and Client. Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties hereto.

Ralph Emerson
Assignment Agreement
Page 3 of 7
August 24, 2017

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

CBRE, Inc.
Valuation & Advisory Services




Jeff Grose, MAI
Senior Managing Director
As Agent for CBRE, Inc.

T 503.946.4922
jeff.grose@cbre.com

AGREED AND ACCEPTED

FOR BLUESTONE COMMUNITIES:


Signature

John F. Schmidt IV
Name

503-704-9745
Phone Number

8/24/17
Date

Project Manager
Title

john.schmidt@metlandgroup.com
E-Mail Address

TERMS AND CONDITIONS

1. The Terms and Conditions herein are part of an agreement for appraisal services (the "Agreement") between CBRE, Inc. (the "Appraiser") and the client signing this Agreement, and for whom the appraisal services will be performed (the "Client"), and shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state where the appraisal office is located for the Appraiser executing this Agreement.
2. Client shall be responsible for the payment of all fees stipulated in the Agreement. Payment of the appraisal fee and preparation of an appraisal report (the "Appraisal Report, or the "report") are not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the Appraisal Report. Final payment is due as provided in the Proposal Specifications Section of this Agreement. ~~If a draft report is requested, the fee is considered earned upon delivery of the draft report. It is understood that the~~ Client may cancel this assignment in writing at any time prior to delivery of the completed report. In such event, the Client is obligated only for the prorated share of the fee based upon the work completed and expenses incurred (including travel expenses to and from the job site), with a minimum charge of \$500. Additional copies of the Appraisal Reports are available at a cost of \$250 per original color copy and \$100 per photocopy (black and white), plus shipping fees of \$30 per report.
3. If Appraiser is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Appraisal Report, the Appraiser's expertise, or the Property, Client shall pay Appraiser's additional costs and expenses, including but not limited to Appraiser's attorneys' fees, and additional time incurred by Appraiser based on Appraiser's then-prevailing hourly rates and related fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Appraisal Report), meeting participation, and Appraiser's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional appraisal services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request.
4. Appraiser shall have the right to terminate this Agreement at any time for cause effective immediately upon written notice to Client on the occurrence of fraud or the willful misconduct of Client, its employees or agents, or without cause upon 30 days written notice.
5. In the event Client fails to make payments when due then, from the date due until paid, the amount due and payable shall bear interest at the maximum rate permitted in the state where the office is located for the Appraiser executing the Agreement. In the event either party institutes legal action against the other to enforce its rights under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and expenses. Each party waives the right to a trial by jury in any action arising under this Agreement.
6. Appraiser assumes there are no major or significant items or issues affecting the Property that would require the expertise of a professional building contractor, engineer, or environmental consultant for Appraiser to prepare a valid report. Client acknowledges that such additional expertise is not covered in the Appraisal fee and agrees that, if such additional expertise is required, it shall be provided by others at the discretion and direction of the Client, and solely at Client's additional cost and expense.
7. In the event of any dispute between Client and Appraiser relating to this Agreement, or Appraiser's or Client's performance hereunder, Appraiser and Client agree that such dispute shall be resolved by means of binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, and judgment upon the award rendered by an arbitrator may be entered in any court of competent jurisdiction. Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the state where the office of the Appraiser executing this Agreement is located. The arbitrator shall be limited to awarding compensatory damages and shall have no authority to award punitive, exemplary or similar damages. The prevailing party in the arbitration proceeding shall be entitled to recover its expenses from the losing party, including costs of the arbitration proceeding, and reasonable attorney's fees. Client acknowledges that Appraiser is being retained hereunder as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship

between Client and Appraiser. This engagement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal Report discussed herein.

8. All statements of fact in the report which are used as the basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to Appraiser's actual knowledge and belief. Appraiser does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the condition of the Property furnished to Appraiser by Client or others. TO THE FULLEST EXTENT PERMITTED BY LAW, APPRAISER DISCLAIMS ANY GUARANTEE OR WARRANTY AS TO THE OPINIONS AND CONCLUSIONS PRESENTED ORALLY OR IN ANY APPRAISAL REPORT, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE EVEN IF KNOWN TO APPRAISER. Furthermore, the conclusions and any permitted reliance on and use of the Appraisal Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.
9. Appraiser shall have no responsibility for legal matters, including zoning, or questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the Property analyzed.
10. Client shall provide Appraiser with such materials with respect to the assignment as are requested by Appraiser and in the possession or under the control of Client. Client shall provide Appraiser with sufficient access to the Property to be analyzed, and hereby grants permission for entry unless discussed in advance to the contrary.
11. The data gathered in the course of the assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Appraiser. With respect to data provided by Client, Appraiser shall not violate the confidential nature of the Appraiser-Client relationship by improperly disclosing any proprietary information furnished to Appraiser. Notwithstanding the foregoing, Appraiser is authorized by Client to disclose all or any portion of the report and related data as may be required by statute, government regulation, legal process, or judicial decree, including to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
12. Unless specifically noted, in preparing the Appraisal Report the Appraiser will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material") on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.
13. In the event Client intends to use the Appraisal Report in connection with a tax matter, Client acknowledges that Appraiser provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Appraisal Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Appraisal Report. Client agrees that Appraiser shall have no responsibility or liability to Client or any other party for any such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from Appraiser relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.
14. Appraiser shall have no liability with respect to any loss, damage, claim or expense incurred by or asserted against Client arising out of, based upon or resulting from Client's failure to provide accurate or complete information or documentation pertaining to an assignment ordered under or in connection with this Agreement, including Client's failure, or the failure of any of Client's agents, to provide a complete copy of the Appraisal Report to any third party.
15. LIMITATION OF LIABILITY. EXCEPT TO THE EXTENT ARISING FROM SECTION 16 BELOW, OR SECTION 17 IF APPLICABLE, IN NO EVENT SHALL EITHER PARTY OR ANY OF ITS AFFILIATE, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, OR CONTRACTORS BE LIABLE TO THE OTHER, WHETHER BASED IN CONTRACT, WARRANTY, INDEMNITY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT OR OTHERWISE, FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, INCIDENTAL OR INDIRECT DAMAGES, AND AGGREGATE DAMAGES IN CONNECTION WITH THIS AGREEMENT FOR EITHER PARTY (EXCLUDING THE OBLIGATION TO PAY THE FEES REQUIRED HEREUNDER) SHALL NOT EXCEED THE GREATER OF THE TOTAL FEES PAYABLE TO APPRAISER UNDER THIS AGREEMENT OR TEN THOUSAND DOLLARS (\$10,000). THIS LIABILITY LIMITATION SHALL NOT

APPLY IN THE EVENT OF A FINAL FINDING BY AN ARBITRATOR OR A COURT OF COMPETENT JURISDICTION THAT SUCH LIABILITY IS THE RESULT OF A PARTY'S FRAUD OR WILLFUL MISCONDUCT.

16. Client shall not disseminate, distribute, make available or otherwise provide any Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the Appraisal Report provided that either Appraiser has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution of the Appraisal Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, in no event shall the receipt of an Appraisal Report by such party extend any right to the party to use and rely on such report, and Appraiser shall have no liability for such unauthorized use and reliance on any Appraisal Report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Appraiser, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Appraiser and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the Appraisal Report.
17. In the event an Intended User incorporates or references the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties, Client shall indemnify, defend and hold each of the Indemnified Parties harmless from and against any Damages in connection with (i) any transaction contemplated by this Agreement or in connection with the appraisal or the engagement of or performance of services by any Indemnified Party hereunder, (ii) any actual or alleged untrue statement of a material fact, or the actual or alleged failure to state a material fact necessary to make a statement not misleading in light of the circumstances under which it was made with respect to all information furnished to any Indemnified Party or made available to a prospective party to a transaction, or (iii) an actual or alleged violation of applicable law by an Intended User (including, without limitation, securities laws) or the negligent or intentional acts or omissions of an Intended User (including the failure to perform any duty imposed by law); and will reimburse each Indemnified Party for all reasonable fees and expenses (including fees and expenses of counsel) (collectively, "Expenses") as incurred in connection with investigating, preparing, pursuing or defending any threatened or pending claim, action, proceeding or investigation (collectively, "Proceedings") arising therefrom, and regardless of whether such Indemnified Party is a formal party to such Proceeding. Client agrees not to enter into any waiver, release or settlement of any Proceeding (whether or not any Indemnified Party is a formal party to such Proceeding) without the prior written consent of Appraiser (which consent will not be unreasonably withheld or delayed) unless such waiver, release or settlement includes an unconditional release of each Indemnified Party from all liability arising out of such Proceeding.
18. Time Period for Legal Action. Unless the time period is shorter under applicable law, except in connection with paragraphs 16 and 17 above, Appraiser and Client agree that any legal action or lawsuit by one party against the other party or its affiliates, officers, directors, employees, contractors, agents, or other representatives, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, relating to (a) this Agreement or the Appraisal Report, (b) any services or appraisals under this Agreement or (c) any acts or conduct relating to such services or appraisals, shall be filed within two (2) years from the date of delivery to Client of the Appraisal Report to which the claims or causes of action in the legal action or lawsuit relate. The time period stated in this section shall not be extended by any incapacity of a party or any delay in the discovery or accrual of the underlying claims, causes of action or damages.

SPECIFIC PROPERTY DATA REQUEST

In order to complete this assignment under the terms outlined, CBRE, Inc., Valuation & Advisory Services, will require the following specific information for the property:

1. PLEASE NOTIFY US IMMEDIATELY IF ANYONE FROM CBRE IS INVOLVED IN THE BROKERAGE, FINANCING, INVESTMENT OR MANAGEMENT OF THIS ASSET.
 2. Current title report and title holder name
 3. Legal description
 4. Survey and/or plat map
 5. Site plan for proposed or entitled development, if applicable
 6. Current county property tax assessment or tax bill
 7. Details on any sale, contract, or listing of the property within the past three years
 8. Engineering studies, soil tests or environmental assessments
 9. Ground lease, if applicable
 10. Planning/Zoning application or approval, if applicable
 11. Any previous market/demand studies or appraisals
 12. Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process
 13. Any other information that might be helpful in valuing this property
-
-

If any of the requested data and information is not available, CBRE, Inc., reserves the right to extend the delivery date by the amount of time it takes to receive the requested information or make other arrangements. Please have the requested information delivered to the following:

Jeff Grose
CBRE, Inc.
Valuation & Advisory Services
jeff.grose@cbre.com

Addendum E

QUALIFICATIONS

PROFESSIONAL PROFILE



JEFF GROSE

Senior Managing Director

Valuation and Advisory Services

T. +1 206 292 6192 - Seattle

T. +1 503.946.4922 - Portland

jeff.grose@cbre.com

Jeff Grose is the Senior Managing Director leading the Pacific Northwest Region for the Valuation and Advisory Services group. Mr. Grose has 17 years of experience in valuing a wide range of properties throughout the Pacific Northwest including office, industrial, retail, right-of-way, and corridors. He also has extensive experience in appraising institutional investment properties and is proficient in Argus.

Prior to joining CBRE in 2015, Mr. Grose led the Oregon, SW Washington, and Idaho markets for Colliers International.

CREDENTIALS

Professional Affiliations/Accreditations/Certifications

- Member of the Appraisal Institute
- Oregon Mortgage Bankers Association – Past President
- Certified General Real Estate Appraiser in the following states:
 - Washington
 - Oregon
 - Idaho

EDUCATION

- Willamette University: Graduated 1997
- Degree: Bachelor of Science – Business Economics

1181049
CERTIFICATE NO.

12/94/2017
EXP. DATE

Pet Kohler
Pet Kohler, Director



STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION

THIS CERTIFIES THAT THE PERSON NAMED HEREON IS AUTHORIZED, AS PROVIDED BY LAW, AS A

CERTIFIED GENERAL REAL ESTATE APPRAISER

JEFF L. GROSE
2403 NW 46TH CIRCLE
CAMAS WA 98607

Certificate No.
1181049

Issued Date
03/01/2002

Expiration Date
12/94/2017

Pet Kohler
Pet Kohler, Director

PROFESSIONAL PROFILE



KATHRYN VAI

Senior Appraiser

Valuation and Advisory Services

T. +1 503 946 4941

F. +1 503 221 4873

kathryn.vai@cbre.com

Kathryn Vai is a Senior Appraiser working in the Pacific Northwest Region of the Valuation and Advisory Services group. A native Oregonian, she understands the unique issues clients face with investment properties in the Pacific Northwest. Noted for her rigorous analyses and in-depth research, clients consistently respond with praise for her reliable and trusted valuations.

She has extensive multi-state experience with a broad range of complex property types, including mixed-use developments, subdivisions, LIHTC, schools and churches, cemeteries, landfills, hotels and motels, right-of-way and eminent domain, to name a few. She has assisted clients with highest and best use and feasibility of projects ranging from office towers to retail centers to hotel developments. She has performed valuations of proposed, partially completed, renovated and existing structures. She has extensive experience in appraising institutional grade retail and office properties, complex land valuation assignments, tax appeals, and litigation support. She is state certified in Washington, Oregon and Texas.

CREDENTIALS

Professional Affiliations/Accreditations/Certifications

- Associate Member (Candidate for Designation), Appraisal Institute
- Ms. Vai is a duly Certified General Real Estate Appraiser in the following states:
 - Washington License No.: 1102342
 - Oregon License No.: C001191
 - Texas License No.: TX-1380417-G

EDUCATION

- Degree: Bachelor of Arts in Education, Oregon State University
- Ms. Vai is working towards completing the requirements to qualify for the MAI designation.

CLIENTS REPRESENTED

- Major National Financial Institutions
- Regional Financial Institutions
- Life Insurance Companies
- Core Investors
- Non Core Investors
- Private Investors
- REITS
- Lawyers
- Accountants
- Development Companies
- Real Estate Advisory Firms



State of Washington
DEPARTMENT OF LICENSING
 APPRAISER PROGRAM
 P O Box 9021
 Olympia, WA 98507

ADDRESS SERVICE REQUESTED

REAA 875

KATHRYN MARY VAI
 20682 NW DORADO LANE
 BEAVERTON OR 97006

STATE OF WASHINGTON
 CERTIFIED GENERAL REAL ESTATE APPRAISER

KATHRYN MARY VAI
 20682 NW DORADO LANE
 BEAVERTON OR 97006

1102342 **06/29/2019**
 License Number Expiration Date

Pat Kohler
 Pat Kohler, Director

STATE OF WASHINGTON
 DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION

THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

CERTIFIED GENERAL REAL ESTATE APPRAISER

KATHRYN MARY VAI
20682 NW DORADO LANE
BEAVERTON OR 97006

1102342 **07/22/2015** **06/29/2019**
 License Number Issued Date Expiration Date

Pat Kohler
 Pat Kohler, Director



**NOTICE OF PUBLIC HEARING
Development Agreement
Green Mountain Park**

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Monday, September 18, 2017, at 7:00 p.m.**, or soon thereafter in Council Chambers of City Hall, located at 616 NE Fourth Avenue, Camas, Washington, before the City Council.

The purpose of the public hearing is to review a proposed Development Agreement between CLB Washington Solutions LLC, a Delaware LLC, Green Mountain Land LLC, and the City of Camas (File No. DA17-01) regarding the development of a City of Camas Neighborhood Park to be located within the Green Mountain Planned Residential Development.

Location: The subject property is generally located in the Green Mountain Planned Residential Development adjacent to North Boxwood Street and immediately Northwest of the intersection of North 92nd Avenue and North Boxwood Street. All or portions of Clark County Parcel ID 986040512; 986040755; 173178000 located in the NE1/4 of Section 20 and NW ¼ of Section 21, T2N, R3E of the Willamette Meridian.

City Council will accept public comment in accordance with RCW 36.70B.170 and Camas Municipal Code (CMC) § 18.55.340.

The proposed development agreement includes but is not limited to sections generally pertaining to:

1. The effective date and duration of the agreement;
2. Park Maintenance;
3. Liability;
4. Layout and design;
5. Timing of improvements.

Public Comment: Any interested party may review the proposed agreement, provide written testimony prior to the close of the hearing or present oral testimony at the hearing and may request information on appeal rights. The Development Agreement being considered will be available for review on the City of Camas website generally three days prior to the meeting at <http://www.cityofcamas.us/index.php/yourgovernment/minuteagendavideo>

The provisions of Chapter 36.70C RCW shall apply to the appeal of a decision on the development agreement.

Further application information may be obtained at City Hall, 616 Northeast Fourth Avenue. Questions related to this proposal may be directed to Phil Bourquin, Community Development Director at (360) 817-1568 or email to: communitydevelopment@cityofcamas.us.

All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

RESOLUTION NO. 17-013

A RESOLUTION approving a Development Agreement between the City of Camas and CLB Washington Solutions LLC and Green Mountain Land LLC.

WHEREAS, CLB Washington Solutions LLC and Green Mountain Land LLC, is the owner of certain real property located within the City of Camas; and

WHEREAS, the parties have negotiated a Development Agreement relating to said property; and

WHEREAS, the Development Agreement sets forth certain standards that will govern the development of the property; and

WHEREAS, the City Council has conducted a public hearing on the proposed Development Agreement on September 18, 2017, at which time it considered testimony from all interested parties; and

WHEREAS, the City Council finds that the agreement has been reviewed by the Director of Community Development and has been found to meet applicable planning requirements; and

WHEREAS, the City Council desires to approve the Development Agreement and authorize the Mayor to sign the Agreement on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

I

That certain Development Agreement between the City of Camas and CLB Washington Solutions LLC and Green Mountain Land LLC, relating to certain real property located within the City's municipal boundary is hereby approved. The Mayor is authorized and instructed to sign the agreement on behalf of the City.

II

Upon execution by all parties thereto, the Development Agreement shall be recorded with the Clark County Auditor, pursuant to the requirements of RCW 36.70B.190.

ADOPTED BY THE COUNCIL OF THE CITY OF CAMAS AND APPROVED BY
THE MAYOR this 18th day of September, 2017.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney